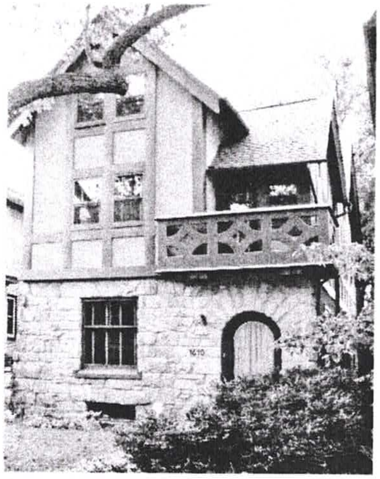
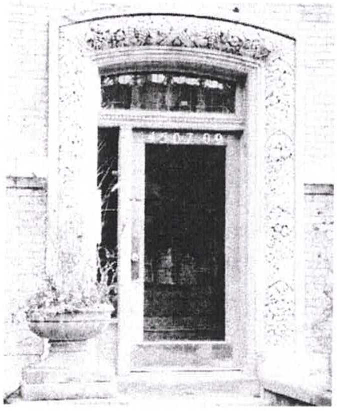
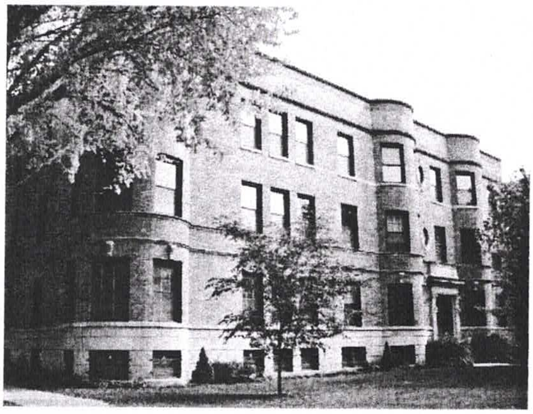
EXHIBIT A

LANDMARK DESIGNATION REPORT







DOVER STREET DISTRICT

PREDOMINATELY 4500, 4600, AND 4700 BLOCKS OF N. DOVER ST., AND FOUR PROPERTIES LOCATED AT 4742-4754 N. BEACON ST.

Preliminary Landmark recommendation approved by the Commission on Chicago Landmarks, January 4, 2007

CITY OF CHICAGO
Richard M. Daley, Mayor

Department of Planning and Development
Arnold L. Randall, Commissioner

Cover: The Dover Street District consists of fine single-family houses including (top left) 4640 N. Dover St. Large lot sizes and deep building setbacks, as seen (top right) on the west side of the 4500 block of N. Dover St., are characteristic of the neighborhood. In its second phase of development, apartment buildings were constructed on Dover Street including (bottom right to left) 4606-08 N. Dover St., 4649-51 N. Dover St., 4507-09 N. Dover St.

The Commission on Chicago Landmarks, whose nine members are appointed by the Mayor and City Council, was established in 1968 by city ordinance. It is responsible for recommending to the City Council which individual buildings, sites, objects, entire or districts should be designated as Chicago Landmarks, which protects them by law. The Commission is staffed by the Chicago Department of Planning and Development, 33 N. LaSalle St., Room 1600, Chicago, Illinois 60602; (312-744-3200) phone; (312-744-2958) TTY; (312-744-9140) fax; web site, http:www.cityofchicago.org/landmarks.

The landmark designation process begins with a staff study and a preliminary summary of information related to the potential designation criteria. The next step is a preliminary vote by the landmarks commission as to whether the proposed landmark is worthy of consideration. This vote not only initiates the formal designation process, but it places the review of city permits for the property under the jurisdiction of the Commission until a final landmark recommendation is acted on by the City Council.

This Landmark Designation Report is subject to possible revision and amendment during the designation process. Only language contained within the designation ordinance adopted by the City Council should be regarded as final.

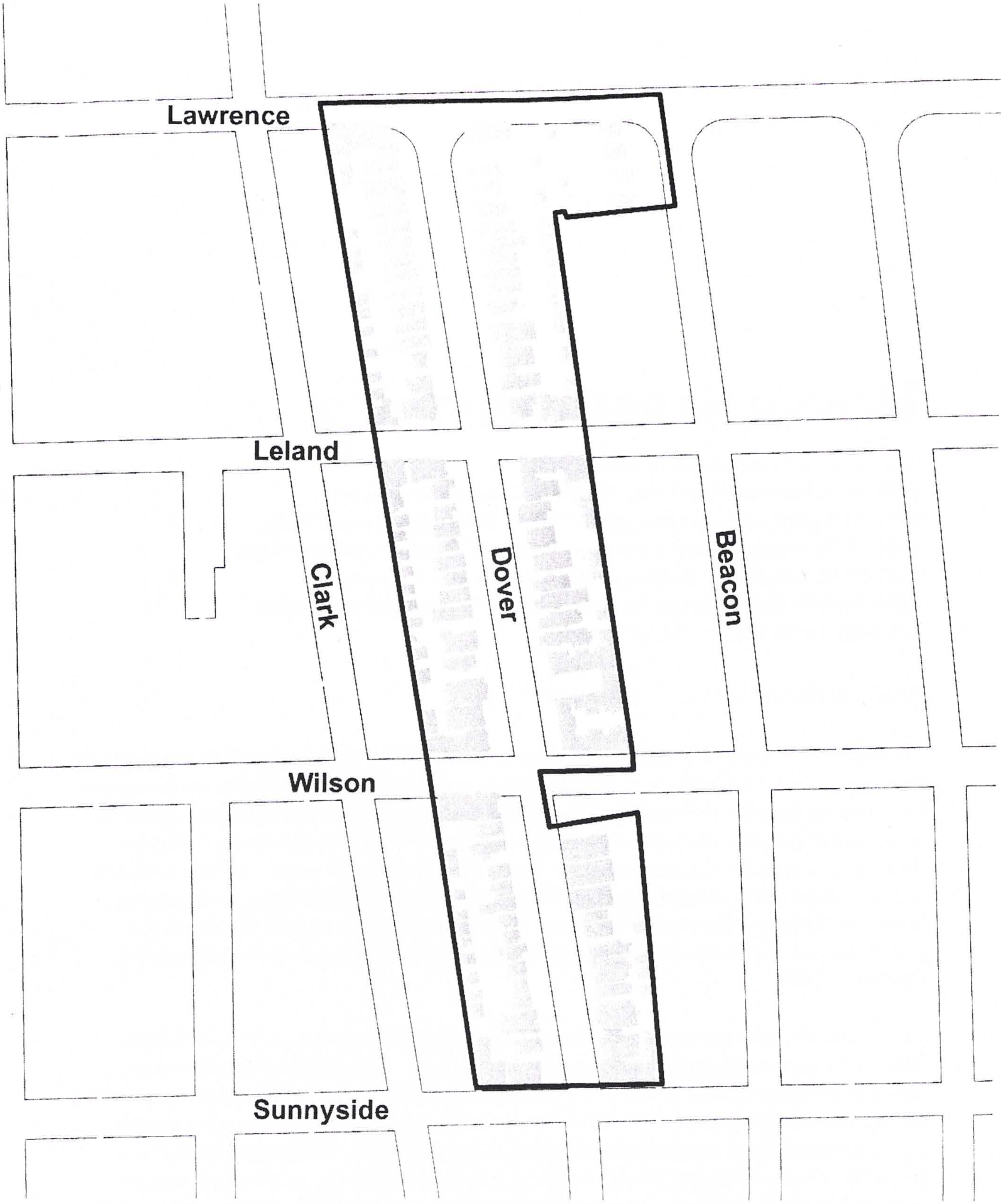
DOVER STREET DISTRICT

INCLUDING THE FOLLOWING ADDRESS RANGES:
4740-54 N. BEACON ST. (EVENS), 4500-56 N. DOVER ST. (EVENS),
4501-53 N. DOVER ST. (ODDS), 4600-4757 N. DOVER ST. (EVENS/ODDS),
1401-61 W. LAWRENCE AV. (ODDS), 1418-37 W. LELAND AV. (EVENS/ODDS),
1447-59 W. LELAND AV. (ODDS), 1446-60 W. LELAND AV. (EVENS),
1354-1414 W. SUNNYSIDE AV. (EVENS), 1356-74 W. WILSON AV. (EVENS),
AND 1400-16 W. WILSON AV. (EVENS/ODDS)

PERIOD OF SIGNIFICANCE: 1893 – 1927

The handsome residential buildings of the Dover Street District (map on page 2, building catalog begins on page 33) reflect the history and development of the Sheridan Drive Subdivision (later known as the Sheridan Park neighborhood within the larger Uptown community area) and the associated importance of middle-class housing in late 19th- and early 20th-century Chicago. Possessing a distinctly suburban character, the District is made up of single-family houses, two- and three-flats, and small apartment buildings. Situated on wide lots that are generously set back from Dover and Beacon Streets, the buildings of the District exemplify the residential growth and development of this North Side neighborhood in the years after its annexation by Chicago in 1889.

The growth of Dover Street as a suburban-style neighborhood would have been impossible without access to mass transportation to the Chicago Loop. In the late-nineteenth century, suburban living appealed to city dwellers seeking escape from increasingly noisy, polluted, and socially chaotic urban neighborhoods. Access to mass transportation allowed upper-middle class business workers and professionals to maintain their city jobs while enjoying a semi-rural home life. The Dover Street District's buildings, with their high quality architectural designs based on historic architectural styles, use of traditional building materials, and fine craftsmanship, form a distinctive residential streetscape that reflects the early suburban-style development history of the larger Sheridan Park neighborhood.


Lawrence
Leland
Wilson
Sunnyside
Clark
Dover
Beacon

The Dover Street District is located in the Uptown community area on the north side of Chicago.

DISTRICT HISTORY AND DEVELOPMENT

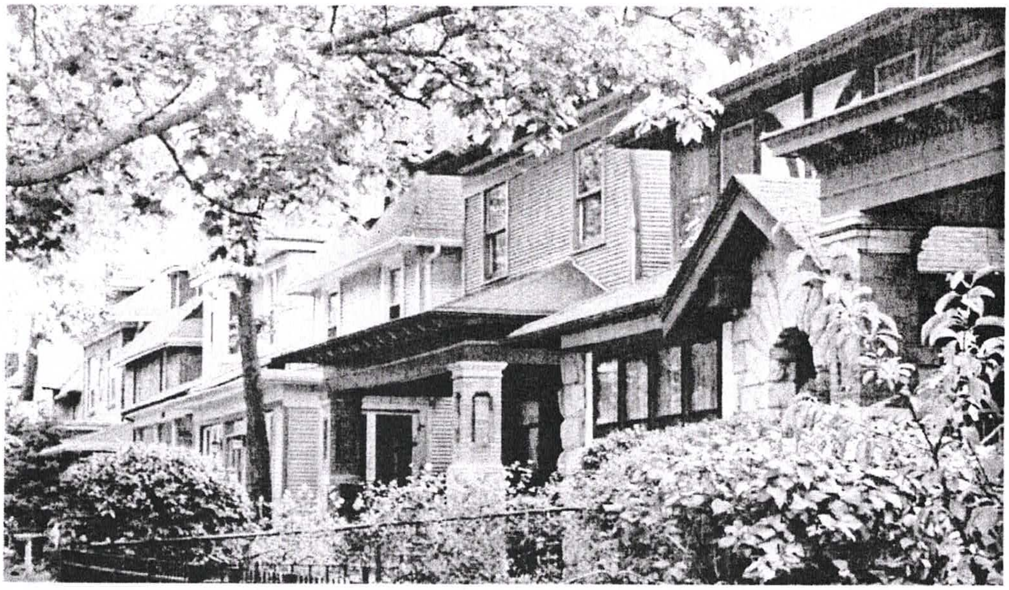
With its large lots and high-quality residential architecture, the Dover Street District is a distinctly suburban-style neighborhood within the context of the North Side of Chicago. Dover Street began its development in 1891 as a suburban-style subdivision, carved from farmland previously part of the outlying Township of Lake View, which had just been annexed to the City of Chicago two years previously in 1889. The investors of this residential development understood that the area possessed physical features favorable to a suburban-type residential development in a location sufficiently distant from the congested and polluted older neighborhoods of Chicago, but with access to mass transportation to downtown jobs.

Development of Dover Street may be broadly considered in two phases. In the first phase, occurring approximately from the construction of the first house in 1893 to about 1901, the District developed as an outlying neighborhood consisting of large, high-quality single-family houses. The second phase begins in the early 1900s as more and more lots within the District were built up with small flat buildings. By the mid-1920s, as the District reached physical maturity, remaining lots were developed with somewhat larger apartment buildings. Nevertheless, during this latter phase of development, the high-quality architecture, building height, and deep building setbacks established in the first phase of the District's development were maintained. It should be noted that there is some overlap between these phases, with two-flats especially being constructed at the same time as some houses.

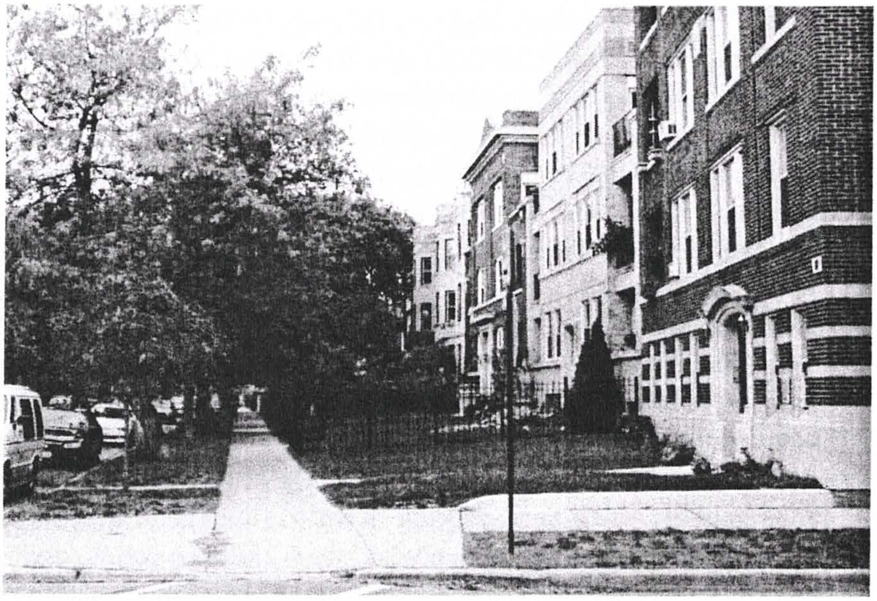
The Dover Street District originally was an outlying portion of Lake View Township, well outside the historic northern border of Chicago. The North Side community of Lake View that we know today is a fraction of the much larger Lake View Township that once extended as far north as Devon Avenue. The first European settlers to the area were Swiss-born Conrad Sulzer and his wife Christine. In 1836, the Sulzers journeyed beyond the then-forests of the northern limits (roughly North Avenue) of the newly incorporated City of Chicago and established a 100-acre farm along the "Ridge," near what is now the intersection of Montrose Avenue and Clark Street, just one-quarter mile southwest of the Dover Street District. In the years that followed, the fertile land of the Ridge was slowly settled by German and Swedish farmers.

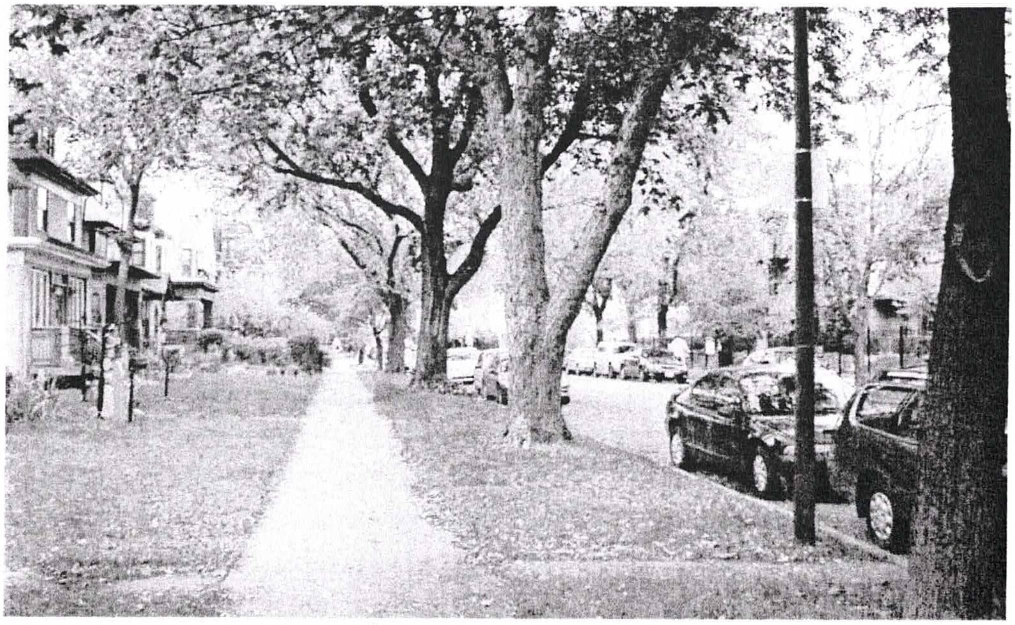
The Township of Lake View was officially organized in 1857. Its original boundaries stretched from Fullerton Avenue (by then the northern border of Chicago) north to Devon Avenue and from the lakefront west to the North Branch of the Chicago River. Farms predominated in the 1850s through 1880s, although some residential development occurred in the 1870s and 80s in the southern section of the township, next to Chicago, and around railroad stations on the Chicago & North Western Rail Road that ran north from Chicago to North Shore towns such as Evanston.

In addition to its suitability for agriculture, the subtle elevation and well-drained soil of the land in northern Lake View Township was well-suited for the development of cemeteries. Concerns about sanitation as the City of Chicago grew around its existing lakefront cemetery (later to become the southern portion of Lincoln Park) encouraged the creation of large cemeteries



The Dover Street District consists of fine single-family houses (above), and multi-family flats and apartments (right). Originally part of the planned Sheridan Drive Subdivision, the District has large lot sizes, deep building setbacks, and mature trees (below). The result is a distinctly suburban-style neighborhood within the context of the larger Uptown community area.





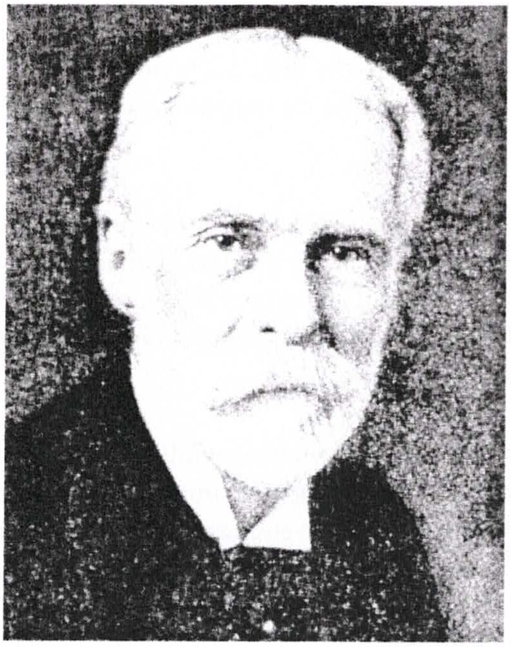
farther out in the country. It was in 1860 that land in northern Lake View (including the land now associated with the Dover Street District) was acquired for the private, expansively-planned, park-like Graceland Cemetery.

In 1889, Lake View was annexed by the City of Chicago, and considerable building activity began to occur throughout the former town in the 1890s. Successful residential real-estate developments in the Ravenswood neighborhood, located along the Chicago & North Western Rail Way just west of Graceland Cemetery, demonstrated the potential economic use of the Cemetery's unused land holdings for residential development.

In April 1891, the Graceland Cemetery Corporation was formed to subdivide and market a portion of its land holdings north of Montrose, the area currently occupied by the Dover Street District. The boundaries of the subdivision were Lawrence Avenue and St. Boniface cemetery on the north, Racine Avenue on the east, Sunnyside Avenue on the south, and Clark Avenue on the west. This speculative real estate development was named the Sheridan Drive Subdivision after the nearby, recently-built lakefront road. The choice of subdivision name reveals the intention of the investors to associate their project with other fashionable lakefront Chicago neighborhoods and North Shore suburbs previously established along Sheridan Road. In January 1898, an article in the Economist compared the development of Sheridan Park with "Winnetka, Wilmette and other suburbs," a notice that must certainly have pleased its developers.

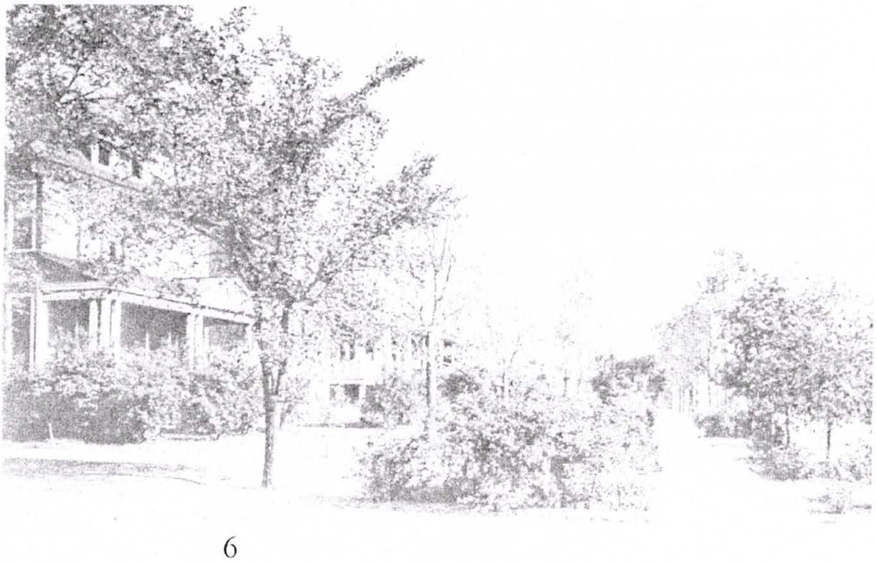
As a business venture, the Sheridan Drive Subdivision attracted the talents of Chicago businessman Bryan Lathrop (1844-1916). Lathrop's uncle, Thomas P. Bryan, had been a founder of Graceland Cemetery in 1860, and in 1867 Lathrop himself had became president of the Cemetery. By the early 1890s Lathrop had became a prominent Chicago real-estate manager. Given his position with Graceland Cemetery and his experience in real estate, Bryan Lathrop was a natural asset to the subdivision of the Cemetery's land, and he personally financed lot sales in the Sheridan Drive Subdivision by offering buyers trust deeds (i.e. mortgages). Aside from his real-estate career, Lathrop figured prominently in the establishment of several Chicago cultural institutions including the Newberry Library, the Art Institute of Chicago, and the Chicago Symphony Orchestra.

Thirteen years before the establishment of the Sheridan Drive Subdivision, Bryan Lathrop had hired a young civil engineer, Ossian Cole Simonds (1855-1932), to survey a lagoon in Graceland Cemetery. Simonds had studied civil engineering at the University of Michigan and worked for a time at the office of Chicago architect William Le Baron Jenney. Lathrop and Simonds shared an interest in landscape design, and the two would figure prominently in ongoing landscape design work at Graceland and the early twentieth-century expansion and design of Chicago's Lincoln Park. In 1881, Simonds was promoted to superintendent of Graceland Cemetery and began planting trees and shrubs native to the Midwest prairie, an innovative practice at the time. From 1903 until 1921, Simonds designed the expansion of Lincoln Park, where he employed gently rolling landscape features to meld new buildings into a naturalistic landscape. Along with Jens Jensen, Simonds is regarded as one of the founders of the Prairie School of landscape architecture.



The history of Dover Street traces its roots back to Graceland Cemetery (middle right). In 1891, the cemetery subdivided some of its land holdings as a speculative residential subdivision, the Sheridan Drive Subdivision. Prominent Chicagoan and president of the Graceland Cemetery, Bryan Lathrop (upper left) helped finance the residential development of Dover Street.

As the landscape architect for Graceland Cemetery, Ossian Cole Simonds (upper right) helped establish the Prairie school of landscape design.



Ossian Cole Simonds also designed the large lot sizes, street layout, and landscape plan of the Dover Street District. Simonds' plan is intrinsic to the overall character of the District. This historic post card of Dover Street (bottom right) shows the then immature trees and deep setbacks of Simonds' plan.

As with Bryan Lathrop, Simonds' involvement in Graceland Cemetery provided a natural connection to the Sheridan Drive Subdivision, built as it was on excess Cemetery land. In 1891, Simonds was commissioned to design the layout and landscape for new subdivision. Simonds' design, which featured an angled street layout and large building lots, combined with the terraced front lawns and lush, mature trees, is intrinsic to the historic visual character of the Dover Street District. Like the other north-south streets in the original Sheridan Road Subdivision, Dover and Beacon Streets angle slightly northwest, deviating from the more typical right-angled orientation of the Chicago street grid. The slight diagonal direction of the streets follows the natural elevated ridge in the land and Clark Street (originally Green Bay Road, an early road through northern Illinois).

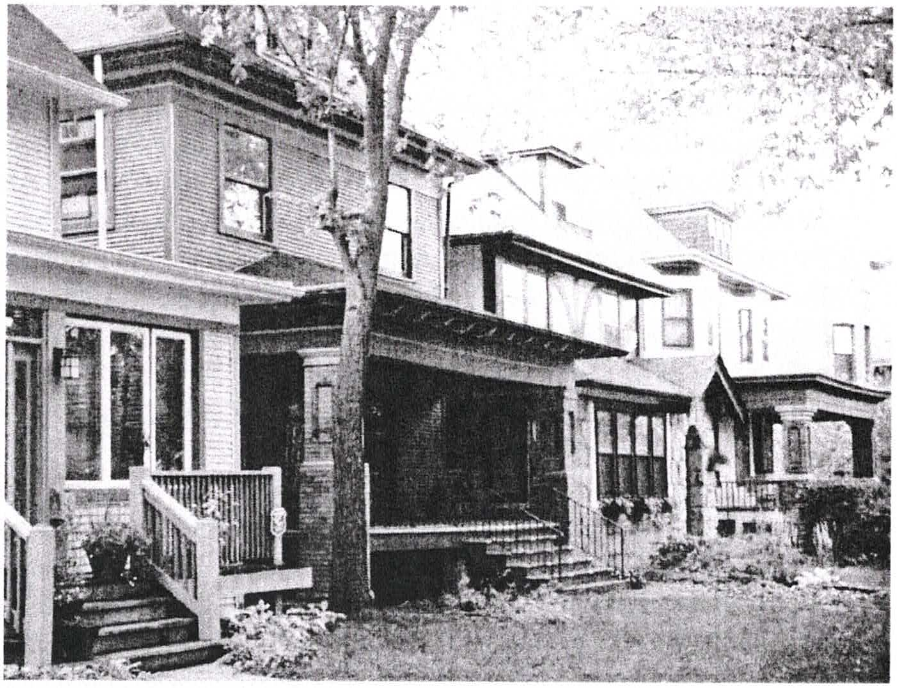
This deviation from a rigid street grid reflects the interests in picturesque street layouts that marked many early suburbs in America. The angle in Dover Street increases as it passes north of Sunnyside Avenue, effectively limiting views south. At the north end of Dover Street stands St. Boniface Cemetery, with its encircling wall. Taken together, these two visual barriers lend the District an intimate and self-contained visual character compared to the more open-ended streetscapes typical in Chicago neighborhoods. Dover and Beacon, like other streets in the subdivision, were named after places in the Boston area, perhaps to lend the new neighborhood a sense of established prestige.

An important feature of the Dover Street District is the ample building lot sizes, which are 33 feet wide and range in depth from 150 feet to 180 feet. Compared to the standard 25-foot-wide by 125-foot-deep lots typically found in Chicago neighborhoods, the Dover Street District's expansive lots permitted buildings to be deeply set back from the street, consistently 30 feet on the west side of the street and 50 feet on the east side of the street. Ample front yards, often terraced on the east side of Dover due to the natural elevation of the land, contribute to the suburban visual character of the District. The setbacks on Dover and Beacon were maintained throughout the District's later development, so that even the District's larger apartment buildings from the 1920s feature a consistent front yard.

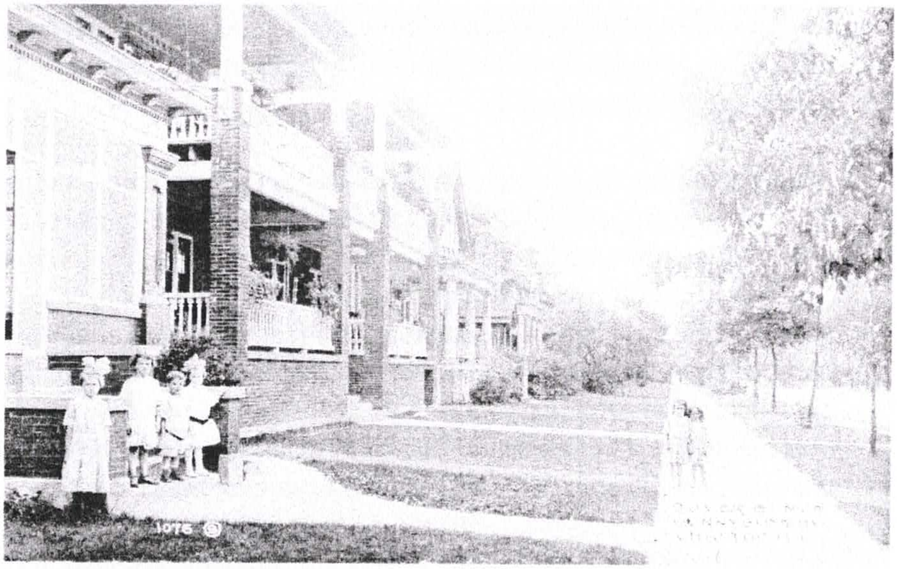
Compared to Bryan Lathrop and Ossian Cole Simonds, a more obscure, yet significant figure in the development of the Dover Street District was Sam Brown, Jr. In 1901, Brown commissioned eight high-quality speculative houses along Dover Street by architect James Gamble Rogers (1867-1947). At the time, Rogers was a young Chicago architect trained at Yale and the Ecole des Beaux-Arts in Paris. Showing influences from Tudor and English Cottage styles, Rogers's houses featured bold half-timbering, diamond-pane sash windows, and porches and chimneys built with naturally-shaped granite boulders. The style and high quality of these small speculative houses established the architectural tone of the District.

The growth of Dover Street as a suburban-style neighborhood would have been impossible without access to mass transportation to downtown Chicago. In the late nineteenth century, suburban living appealed to city dwellers seeking escape from increasingly noisy, polluted, and socially chaotic urban neighborhoods. Access to mass transportation allowed upper-middle

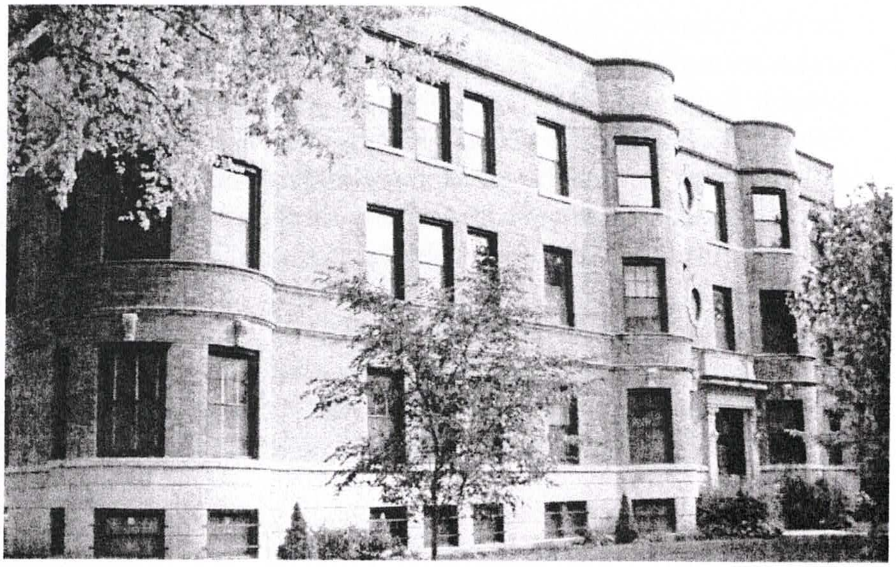
In its initial phase of development from 1893 to 1901, the Dover Street District grew up as an enclave of high-quality single family homes.



This historic post card photo of Dover Street from around 1905 depicts the popularity of the area with families with young children. For upper-middle class families, the District offered an escape from the noise, traffic, and pollution of older city neighborhoods. The buildings in the photograph survive.



In its second phase of development from 1900 to 1927, rising development pressure intensified on Dover Street. The high-quality flat and apartment buildings that were built in the District during this time maintained the deep setbacks of the original district.



class business workers and professionals to maintain their city jobs while enjoying a more relaxed, semi-rural home life.

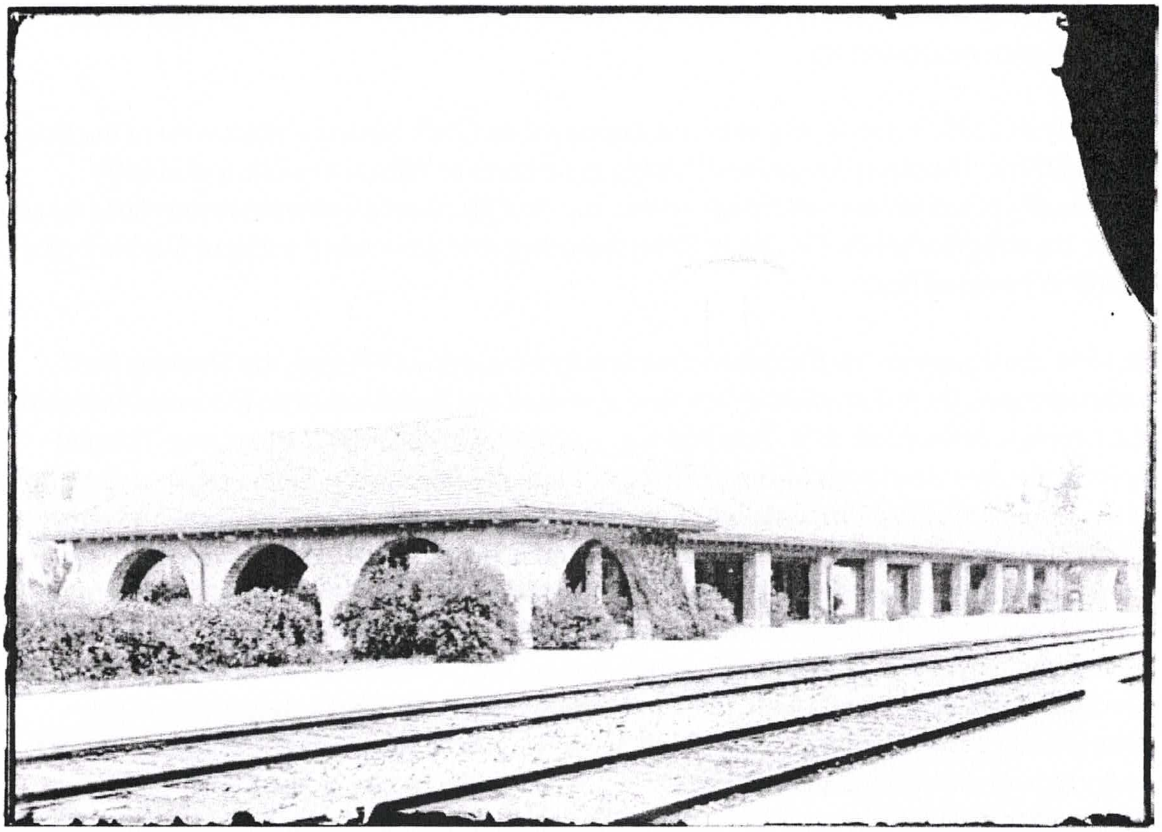
As early as 1889, horse-drawn street cars operated on Clark Street (a block west of the Dover Street District) between downtown Chicago as far north as Wilson Avenue, and in 1894 electrically-powered cars were in use on this line. But like most nineteenth-century suburbs and outer city neighborhoods, the Dover Street really began to grow when a station was built on a nearby existing rail line.

In 1891, the same year the Sheridan Drive Subdivision was established, the Sheridan Park railroad station (now demolished) was built at Wilson and Broadway (then Evanston Avenue) on the Chicago, Milwaukee & St. Paul Railway, which roughly paralleled Broadway. Located approximately 1/3 mile east of Dover Street, this visually-impressive, Romanesque-style railroad station was similar to railroad stations from the same period that survive in Chicago's North Shore suburbs. The massive stone walls, broad arched porch, and picturesque stone tower marked the prosperity and prestige of the Sheridan Drive Subdivision. Train schedules from 1895 show that the trip from Sheridan Park to Union Station took just 25 minutes. Two years after the establishment of the Sheridan Park Station, the first house appeared on Dover Street. During the remaining years of the 1890s, seventeen more houses were constructed in the District. The portion of the Sheridan Road Subdivision contained in the Dover Street District today remains the most visually coherent streetscape within the larger Sheridan Park neighborhood of this first-generation, suburban-style, single-family house development.

Continuous improvements in transportation to downtown fueled the development of the Dover Street District. In June 1900, the Northwestern Elevated Railroad (now the Chicago Transit Authority's Red Line) opened its northern terminal station at Wilson and Broadway. On June 8, 1900, the *Chicago Daily Tribune* reported that Sunday afternoon "excursionists" arrived by elevated train to visit the "delightful rural" neighborhood of Sheridan Park. The newspaper noted, "Property owners were horrified to find their neat gardens invaded by waves of city-dwellers", and vowed to defend the enclave with garden hose and pitchfork. The story reveals the broad appeal of less-congested far-flung neighborhoods of the city, and the elevated railroad was instrumental in attracting residents to what had been an outlying suburban development.

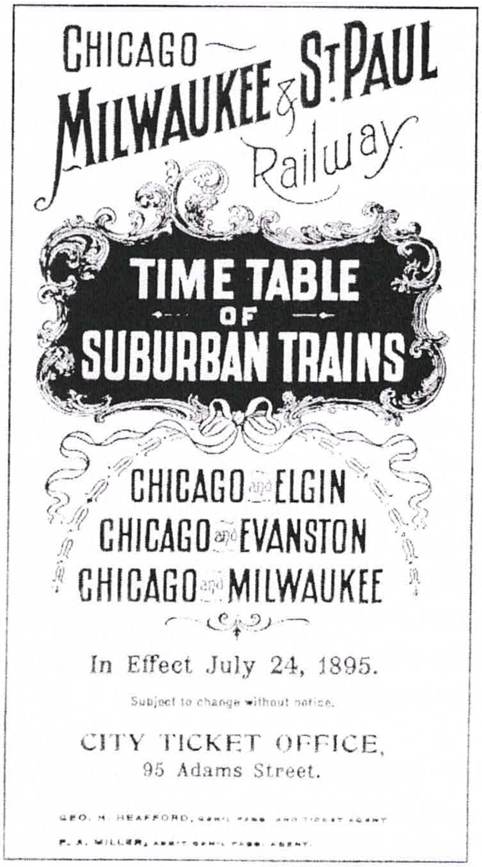
As the northern terminus of the Northwestern Elevated Railroad, the area around the Wilson Avenue elevated station quickly grew as a commercial center close to the Sheridan Drive Subdivision. One indication of the economic vitality and cultivated character of the Subdivision was the Stohr Arcade Building (1909, demolished). Designed by architect Frank Lloyd Wright, this commercial building housed retail shops and professional offices immediately across the street from the elevated station. In 1909, residents of Dover Street who commuted downtown enjoyed access to goods and services in a progressive, Prairie-style building designed by an esteemed architect.

The opening of the Northwestern Elevated Railroad terminus at Wilson and Broadway in 1900 marks the beginning of a second phase of development within the Dover Street District, a phase that ends with the physical maturity of the area in the late 1920s. The suburban-style character



The Sheridan Park Railroad Station (above, demolished) as it appeared in 1905. The station was built in 1891, the same year that the Sheridan Drive Subdivision came on the market. Access to mass transportation to downtown jobs was a critical ingredient for the success of outlying neighborhhod developments like Dover Street. The architectural quality of the station reflected the prestige of the neighborhood.

The subdivision in which Dover Street was located was placed next to an existing commuter rail line. The Chicago, Milwaukee and St. Paul Railway offered regular commuter service between Evanston and Chicago. The trip from the semi-rural Dover Street District in Sheridan Park to downtown took 25 minutes according to this 1895 schedule (right).



CHICAGO
MILWAUKEE & ST. PAUL
Railway

TIME TABLE
OF
SUBURBAN TRAINS

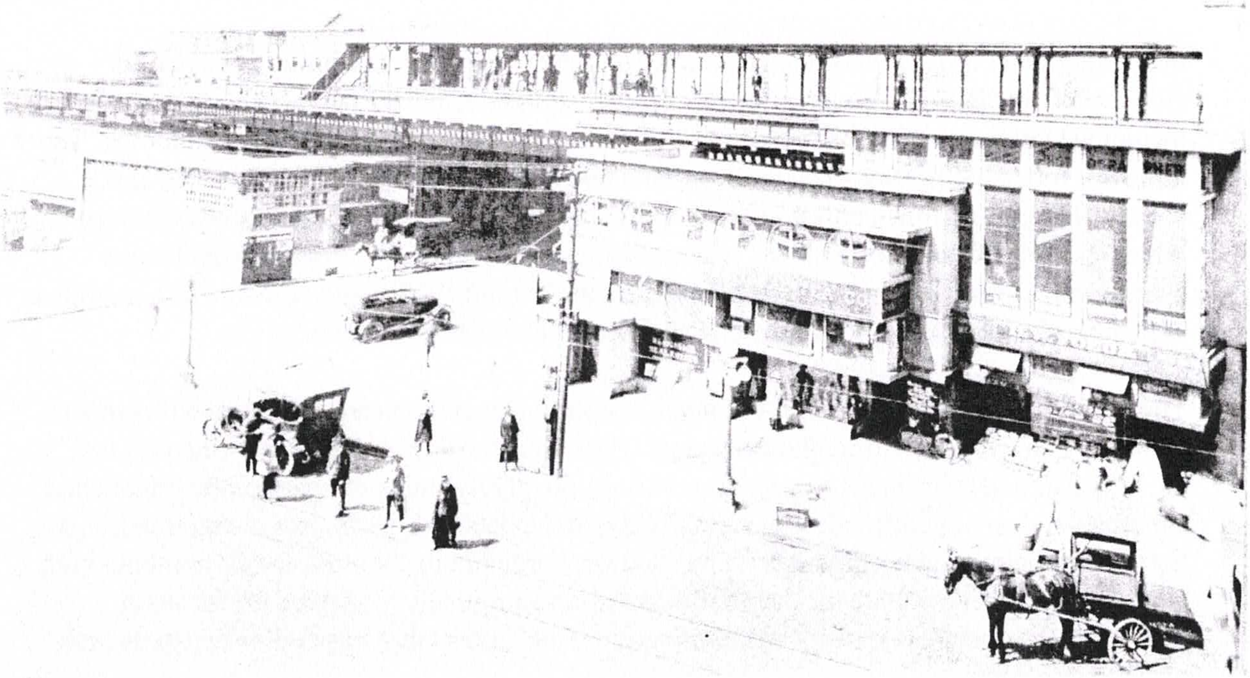
CHICAGO and ELGIN
CHICAGO and EVANSTON
CHICAGO and MILWAUKEE

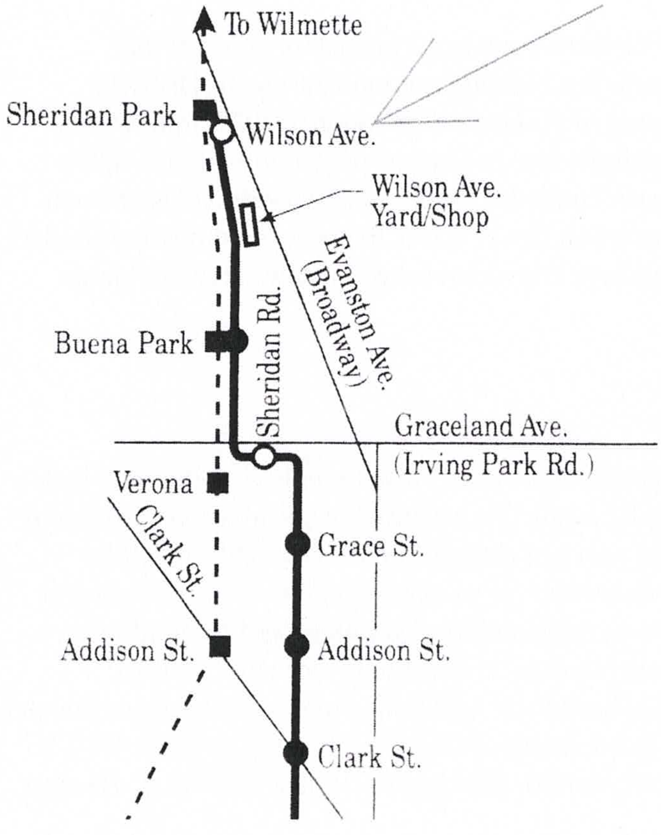
In Effect July 24, 1895.

Subject to change without notice.

CITY TICKET OFFICE,
95 Adams Street.

GEO. H. HEAFFORD, GEN'L PASS. AND TICKET AGENT
F. A. MILLER, ASS'T GEN'L PASS. AGENT.




To Wilmette
Sheridan Park
Wilson Ave.
Wilson Ave. Yard/Shop
Evanston Ave. (Broadway)
Buena Park
Sheridan Rd.
Graceland Ave. (Irving Park Rd.)
Verona
Clark St.
Grace St.
Addison St.
Addison St.
Clark St.

Left: In 1900, the Northwestern Elevated Railroad (solid line in map) followed the right-of-way previously established by the commuter railroad (dashed line). The elevated established its northern terminal at Wilson and Broadway (left, see arrow). The area around the elevated terminal (top) quickly grew to become a thriving commercial center. The elevated terminal (seen on the left side of photo) and the Storh Arcade Building by Frank Lloyd Wright (right side of photo, now demolished) anchored the bustling commercial area.

of the Sheridan Park neighborhood continued to attract new residents through this period. However, rising land costs intensified development pressure, and the neighborhood's streets, including Dover, saw the construction of small flat buildings and larger apartment buildings. The large lots found along Dover easily accommodated two-, three-, and six-flats, as well as a variety of larger apartment building types, including corner, common-corridor, and courtyard buildings. The Dover Street District, with its handsome grouping of historic flats and larger apartment buildings built principally between circa 1900 and 1927, contains distinctive examples of this significant aspect of Chicago neighborhood architectural development.

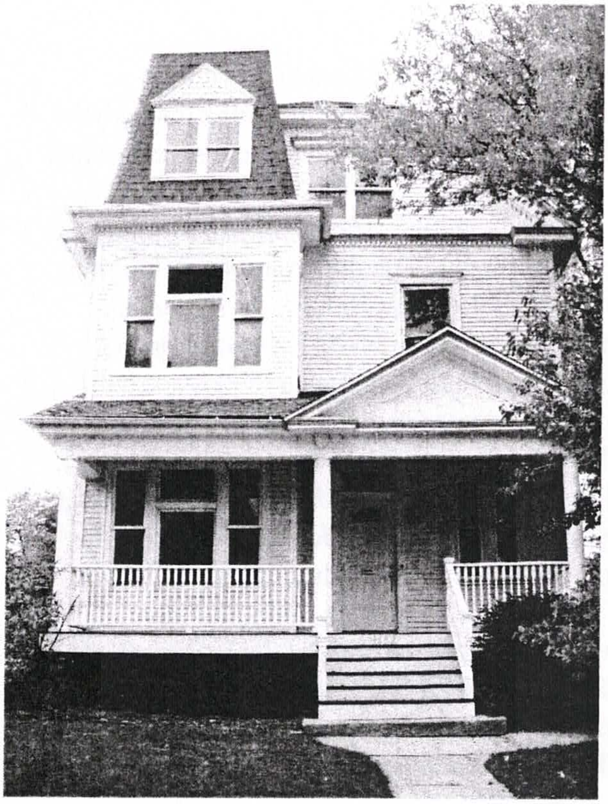
The introduction and forms of multi-family housing on Dover Street are consistent with broader patterns of development throughout Chicago. However, the district is unusual in the way that the later flats and apartments respect the architectural quality and open space of the established suburban-style neighborhood. The vertical scale of the flats and apartments is restrained, so as not to overwhelm neighboring single-family houses. Furthermore, the multi-family buildings built along Dover Street maintain the deep building setbacks originally conceived for the street, preserving the open, low-density visual character of the District that was established in its first phase of development.

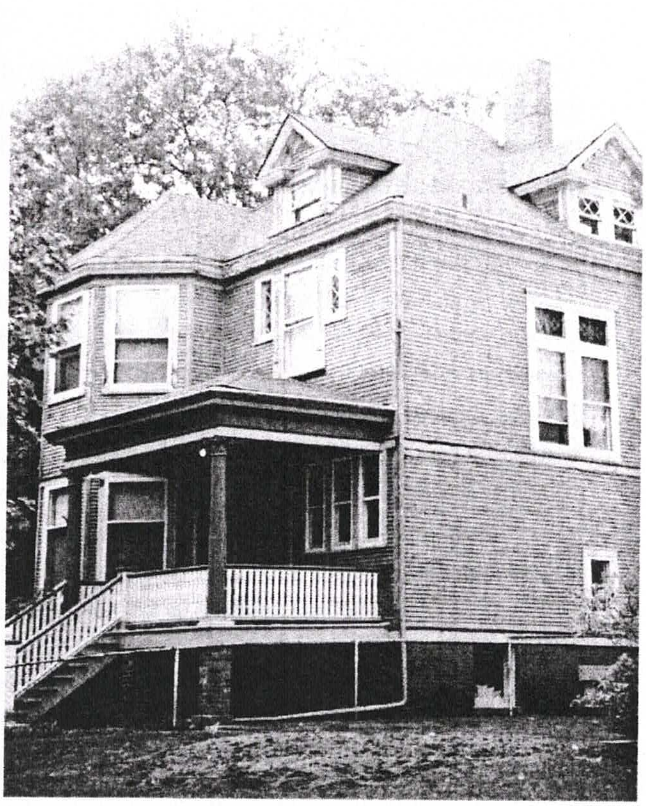
The Dover Street District has remained a handsome and largely intact set of residential streetscapes in the years since 1927, when the last building was built during the District's significant period of development. The onset of the Great Depression in 1929, followed by World War II, discouraged most building construction in Chicago neighborhoods, including along Dover Street, for a generation. It wasn't until the 1960s, when a handful of apartment buildings and a small church were constructed on Dover Street, that new buildings appeared in the District. More recently, a few buildings have been demolished for new, larger buildings.

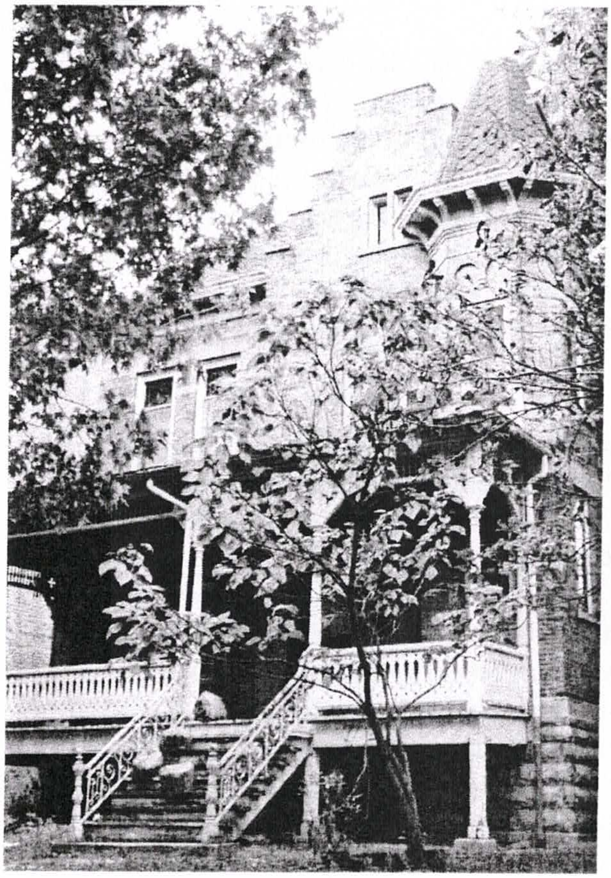
DESCRIPTION OF BUILDINGS

The Dover Street District's oldest buildings are single-family residences built in the years just after the annexation of the area in 1889 by Chicago. The earliest houses are wood-frame and masonry houses built in the 1890s after the area was platted by the Graceland Cemetery Corporation in 1891. Most of these houses are two- or two-and-a-half stories in height and relatively simple in overall design. The Queen Anne and Second Empire architectural styles influenced the design of several of these early houses. It was during these first years of development that the four side-by-side large houses along Beacon Street included in the District were built. Examples include the wood-frame houses at 4552 N. Dover St. (1893), 4752 N. Beacon St. (1896), and 4754 N. Beacon St. (1895), and the brick house at 4742 N. Beacon St. (1897).

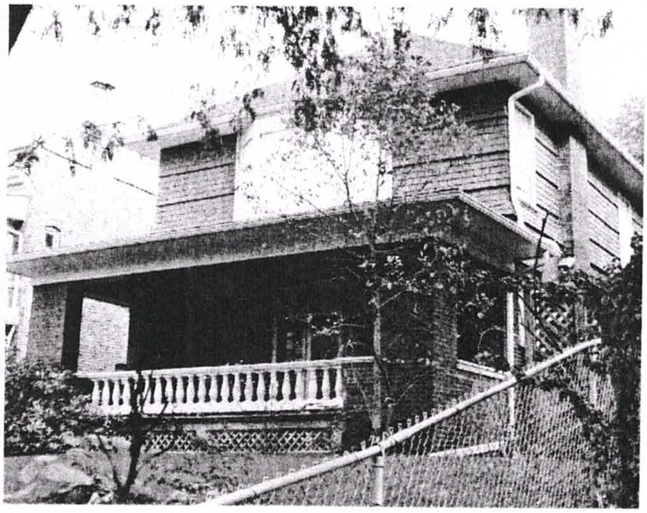
The early 1900s saw the area continue to develop as a suburban-style neighborhood with a mix of single-family houses, two- and three-flats, and small apartment buildings along Dover Street. This development reflects the increasing density and building scale that many once-outlying Chicago neighborhoods experienced during the years both before and after World War I.







The oldest buildings in the Dover Street District are single-family residences built in the 1890s. Examples include: (clockwise from top left) 4752 N. Beacon St., 4748 N. Beacon St., 4723 N. Dover St., and 4742 N. Beacon St.



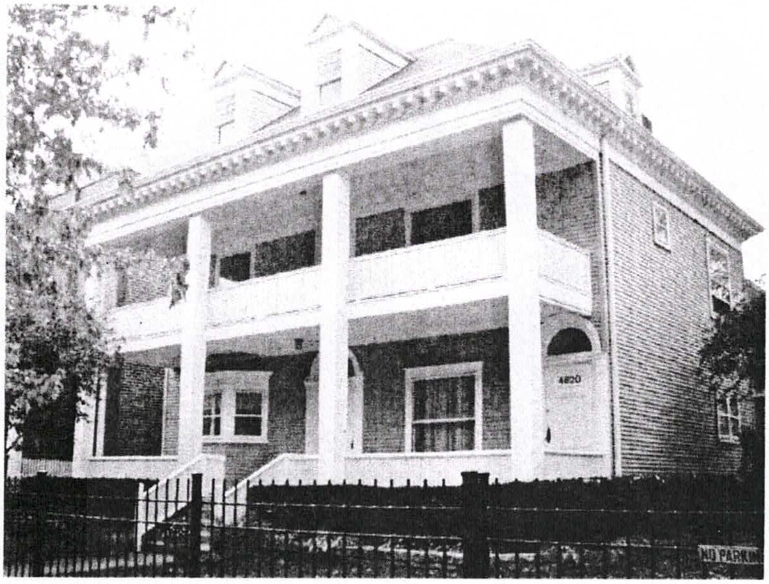
Neighborhoods, especially those such as Sheridan Park with ready access to downtown through established streetcar and elevated lines, developed with buildings that reflected both the increasing land values of these areas and the middle- and working-class Chicagoans that wanted attractive yet affordable housing.

The two-, three- and six-flat buildings found in the District are high-quality examples of building types that are important staples for many Chicago residential neighborhoods. As a general building type, small flat buildings (i.e. two- and three-flats) were built with one apartment per floor atop raised basements. Chicago flat buildings featured long, rectangular floor plans with the narrow end of each apartment facing the street, maximizing valuable street frontage. The wider lots on Dover Street permitted a significantly wider floor plan and street frontage for each apartment, thus increasing their desirability. Roofs typically were flat, and brick, stone, or metal bays often projected towards the street, increasing available light and air for front rooms in the buildings. Wood or stone steps flanked with iron or stone railings typically led to a small front porch, with doors set to one side of the building's front facade. Entrance doors, usually detailed with wood and glass panels, led to small vestibules. In each of these flat buildings, a first-floor apartment usually opened directly onto this vestibule, while a staircase (accessed through a separate door) led to upper-floor apartments. These buildings were detailed in a variety of architectural styles, but most commonly had ornamental treatments that used simplified Gothic, Romanesque, Classical, or Prairie-style details.

The Dover Street District contains a number of two- and three-flats that exemplify this type of small-scale apartment construction. Often, flats were designed to resemble single-family residences in their overall massing and detailing, but were always meant to house two or three families. One example of this is the finely-crafted residence at 4618 N. Dover St. (1898), once the home of Illinois Governor John P. Altgeld. Although the building appears to be a large single-family residence, it was originally constructed as a two-flat. Other handsome examples of these small flat buildings include the brick three-flat at 4700 N. Dover St., with its Gothic Revival-style detailing, and the brick two-flat at 4707 N. Dover with Prairie-style ornament and decorative windows.

The Dover Street District also has a number of larger six-flats. These small-scale apartment buildings typically were similar in design to three-flats, but were twice as wide with two tiers of apartments arranged around a common central entrance and stair hall. Examples include 4507-09 N. Dover St. (1910) and 4521-23 N. Dover St. (1904).

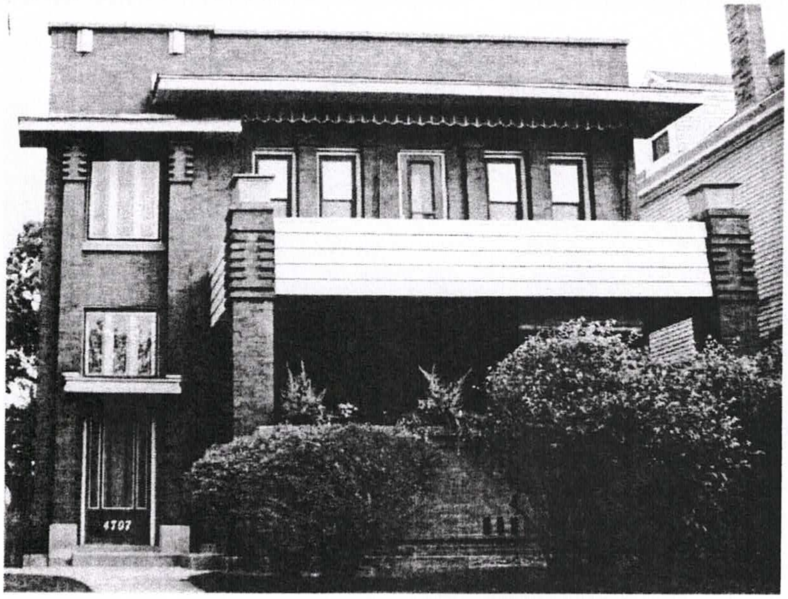
Many of the apartment buildings in the Dover Street District are larger apartment buildings, built during the District's period of significance, that can be categorized by their overall plans. The configuration of these apartment buildings, including "corner" and "courtyard" plans, allowed for larger buildings with multiple living units per floor that reflected increasingly expensive land values, but that continued to possess an overall scale, use of historic architectural styles, and fine craftsmanship of materials that allowed these buildings to fit into the streetscape originally formed by the District's first-generation single-family houses.

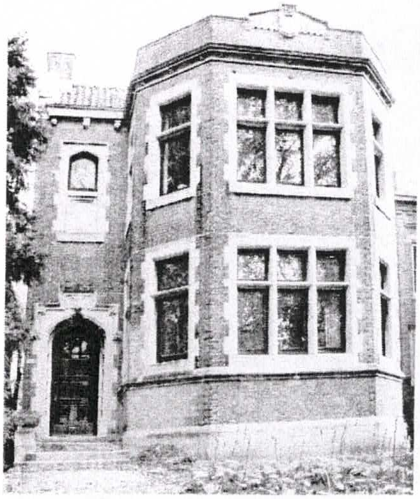


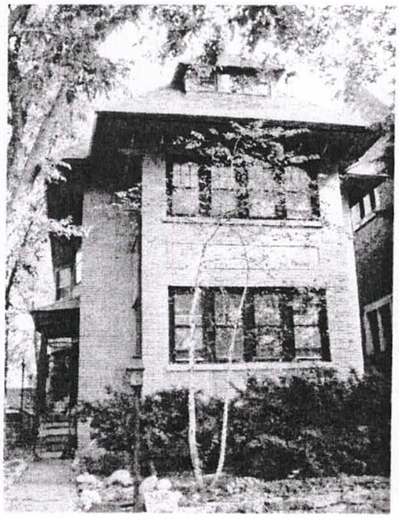
The District includes a number of "flat" buildings, built from the late 1890s through the 1920s, that contain two and three apartments. The flats on Dover Street blend in with the single family houses, best exemplified by the Classical Revival style two-flat at 4618 N. Dover (top left), which resembles a grand house.

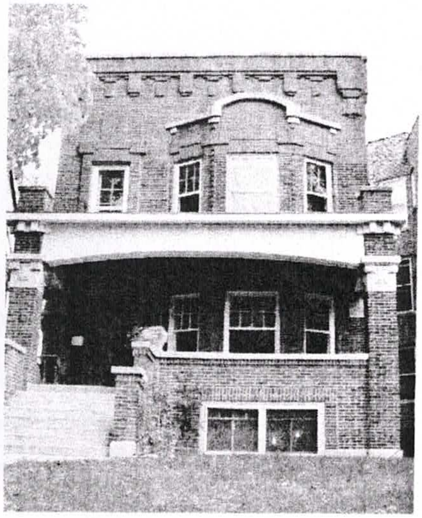
Compared with the typical flat buildings found in Chicago, the flats on Dover Street are unusual in their expression of popular architectural styles of the period, perhaps best exemplified by the Prairie-style two-flat building at 4707 N. Dover (left), and the Gothic Revival-style two flat at 4629 N. Dover (lower left).

The wide lots in the District permitted flat buildings to have wider floor plans, and more desirable apartments. The two-flats lower middle and lower right exhibit the unusual width of the Dover Street flats.

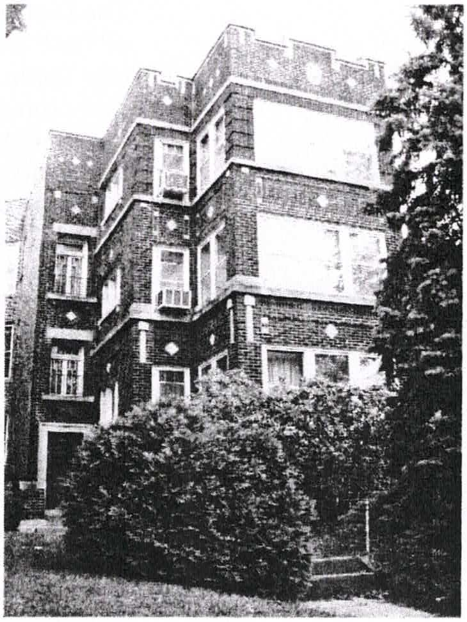


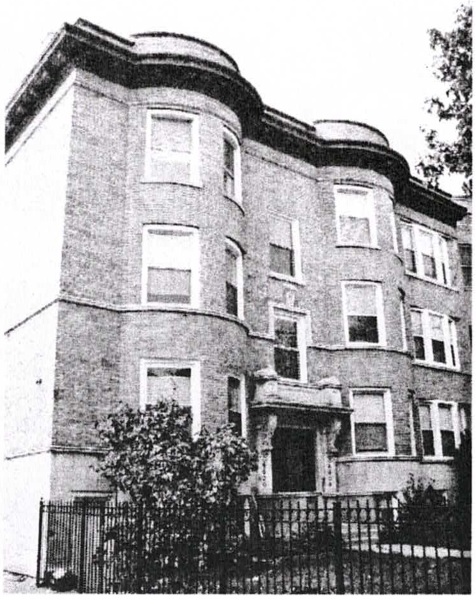




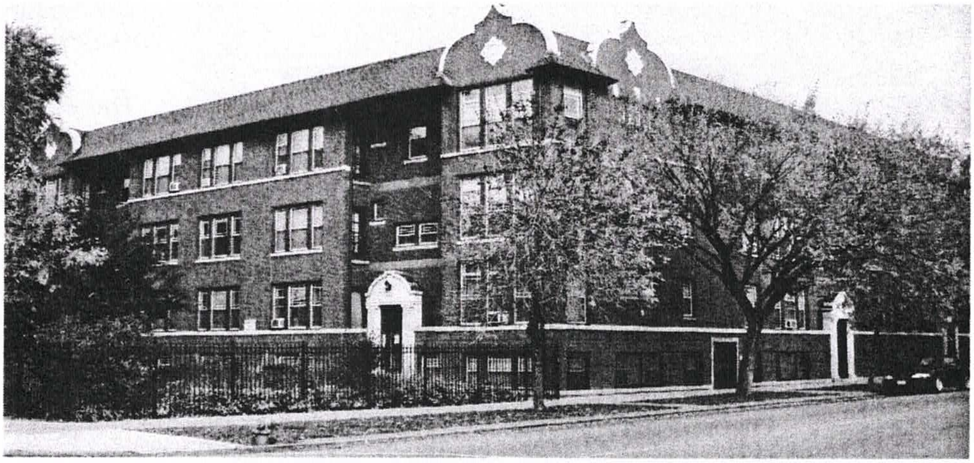


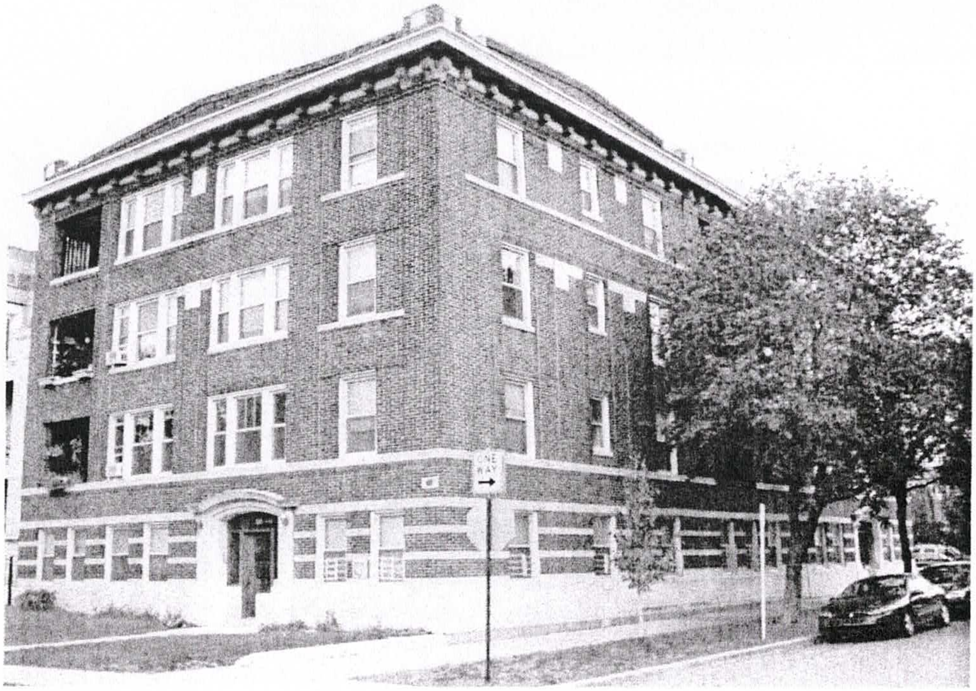
The six- and nine-flat buildings in the District (top left and top right) are embellished with stone trim and pressed metal architetcural details.

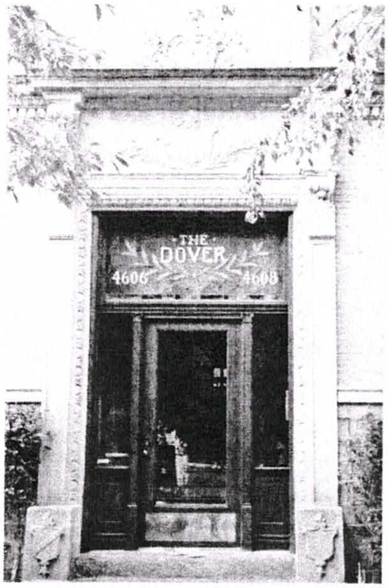




Larger 3- and 4-story apartment buildings are important to the historic character of the Dover Street District. Examples include: (middle) the courtyard building at 4601-17 N. Dover Street, and the corner apartment building at 4501-03 N. Dover Street, (bottom).



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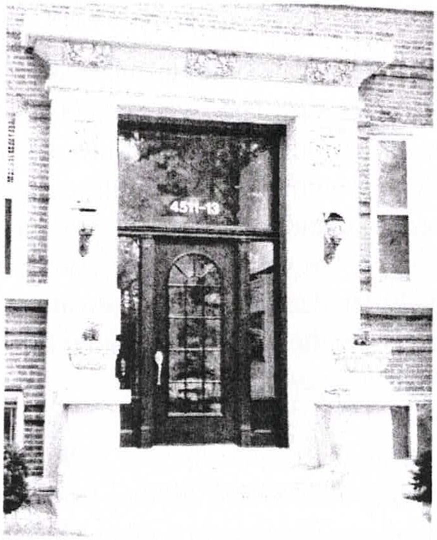

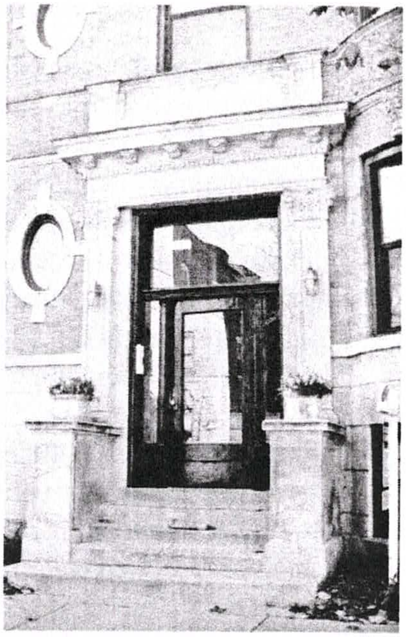

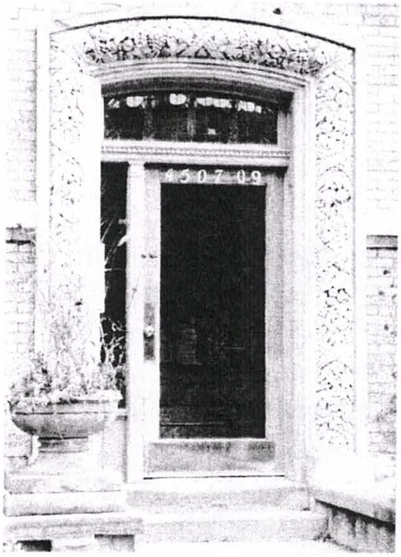

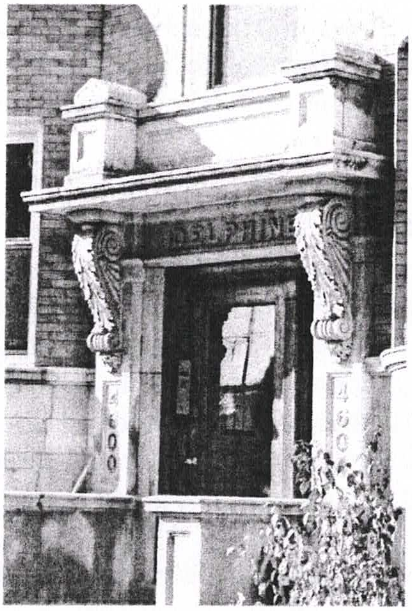
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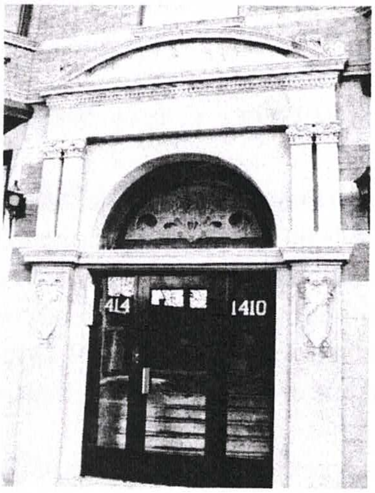
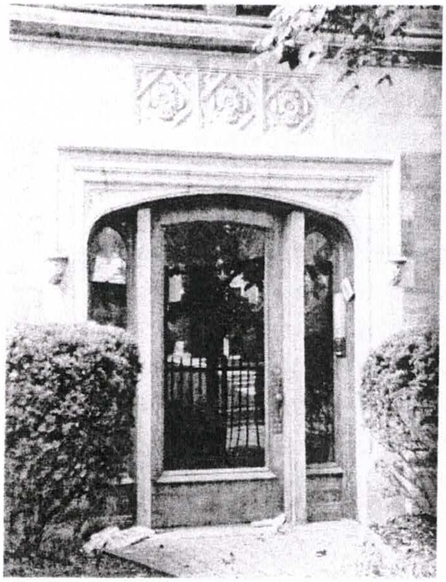
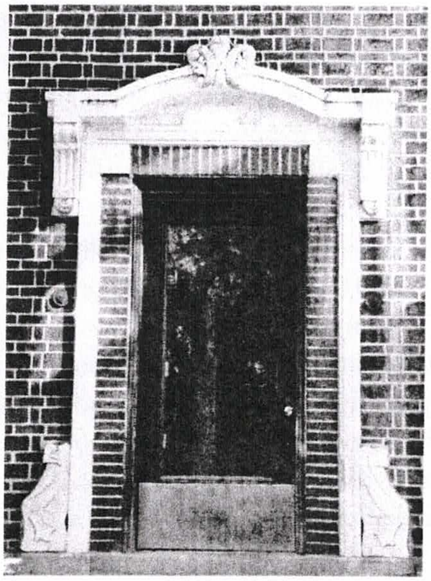






Entrances to the apartment and flat buildings are typically placed at the center of the front facades of the flat and apartment buildings in the District. As focal points of the buildings, these are decorated with carved stone, art-glass transoms, and stoops with stone urns.

Corner apartment buildings typically had larger footprints than small two-, three-, and six-flats, and were often built over two or more lots. They were usually three- or four-stories in height with multiple entries to apartments, and located at street intersections, sometimes with storefronts on ground floors. General architectural detailing of doors and windows were similar to those found on two- and three-flats, and rooflines were generally flat, hidden behind raised brick parapets and tiled "half-roofs." Ornamentation was concentrated around building entrances, which were often finely detailed with historic ornament such as Classical-style columns and pediments. Examples of the "corner" apartment building type are 4501-03 N. Dover St. (1913) and 4649-51 N. Dover St. (1905).

Courtyard apartment buildings were first built in the late 1890s in Chicago, were most common in the 1920s. Rarer than corner apartment buildings, they tended to be built in higher-density lakefront neighborhoods and areas served by rapid transit. They are especially distinctive with their U- or E-shaped plans that wrapped apartments around landscaped courtyards that opened onto streets and provided additional light and air for a more densely laid-out building. The building at 4601-17 N. Dover St., built in 1914, exemplifies the courtyard apartment building type.

ARCHITECTURAL STYLES

The Dover Street District's single-family houses, flats, and apartment buildings exhibit a mix of stylistic influences and display fine craftsmanship in their ornamentation and use of traditional building materials such as wood, brick and stone. The district has a larger number of wood-frame buildings, and several contain handsome wooden details and craftsmanship. Two examples include 4540 N. Dover St. (1901), with its decorative half-timbering and rusticated stone entry, and 4742 N. Beacon St. (1897) with its finely-crafted wooden porch.

Approximately two-thirds of the buildings in the District are built of masonry construction. Brick is most common, and many have fine stone details; one example is the limestone-framed entrance of the brick six-flat located at 4507-09 N. Dover St. (1910) which features an intricate foliate pattern. Others have front facades built entirely of gray limestone. These "graystone" buildings have rough-surfaced limestone walls, along with attractive stone detailing around entrances and windows. One example of such stone craftsmanship includes the three-story flats at 4517 N. Dover St. (1898).

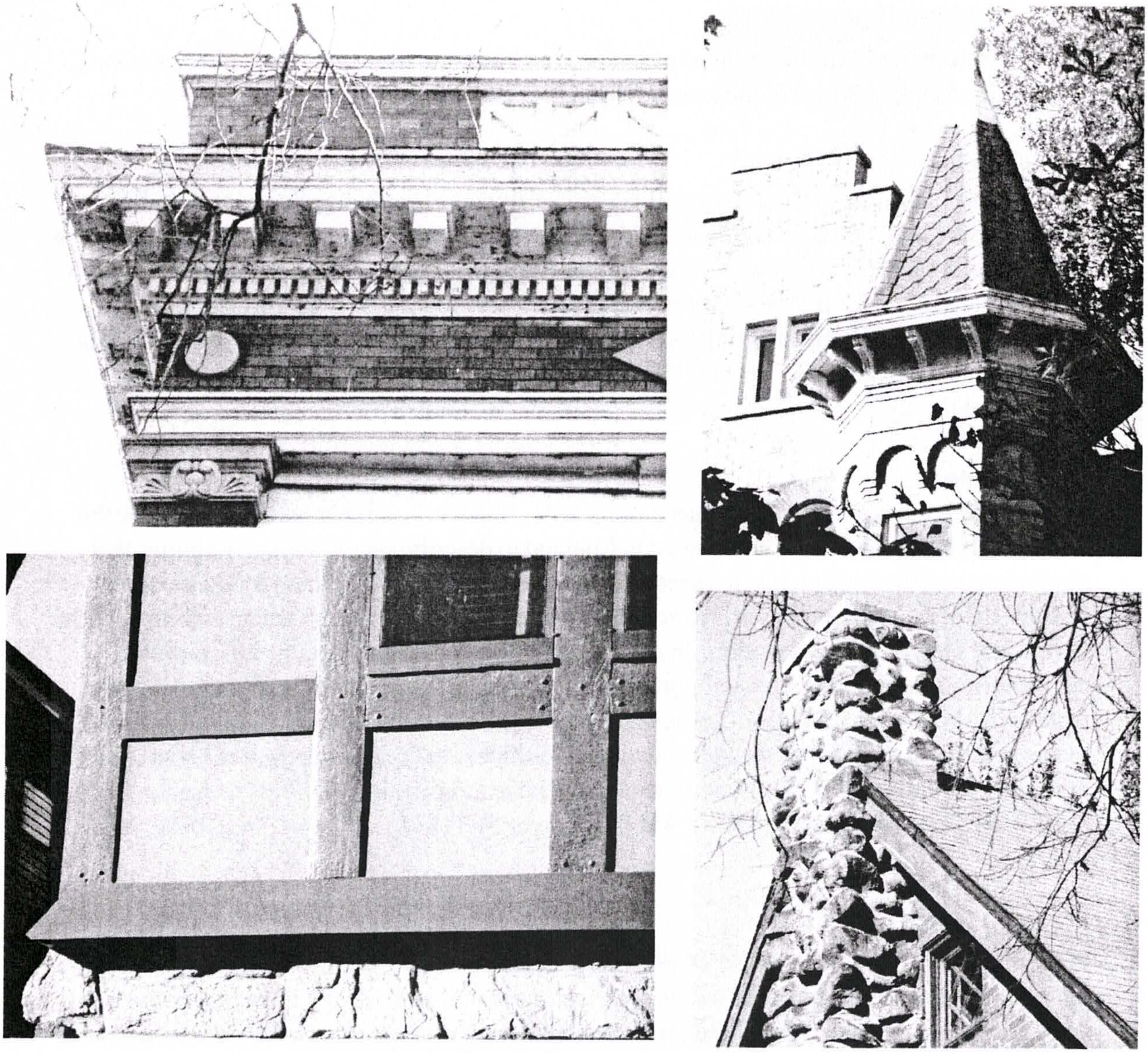
Whether built of wood, brick, or stone, the buildings in the Dover Street District built during the District's period of significance (1893-1927) were designed in architectural styles popular during the period, including Queen Anne, Classical Revival, Tudor Revival, Prairie, and American Four-Square. Such visual eclecticism is a characteristic of much late 19th- and early 20th-century architecture, especially those buildings found in Chicago residential neighborhoods. Many small-scale Chicago buildings of this period are not pure examples of any one style, but incorporate ornamental features that are associated with a combination of architectural styles. Elements from each style were often used sparingly or in a somewhat simplified fashion to embellish the basic forms of the buildings. These architectural styles give the buildings in the Dover Street District much of their visual richness and character.

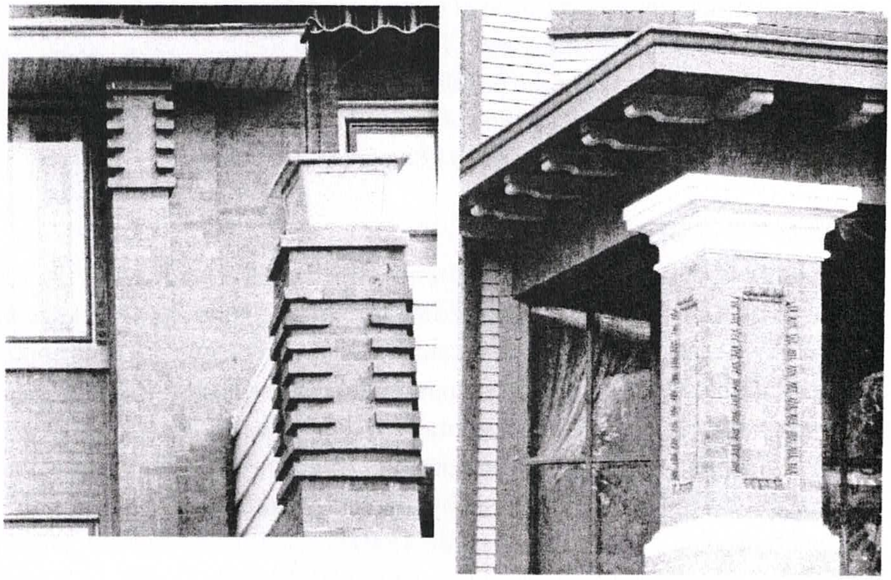
Second Empire
The Second Empire style uses many of the design elements of the Italianate style, including elaborate window moldings and bracketed cornices, along with a feature that marks the style as unique, the "mansard" roof, and a double-pitched roof with a steep lower slope. This distinctive roof profile, named for the 17th-century French architect Francois Mansart, was extensively used for fashionable Parisian buildings during the reign of Napoleon III from 1852 to 1870, a period popularly known as France's "Second Empire." The District has a handsome late example of the style in the house at 4752 N. Beacon St., built in 1896.

Queen Anne
Eclecticism is the hallmark of the Queen Anne style, which was popular in Chicago during the 1880s and 1890s. The name was coined in England to describe asymmetrical buildings that combined medieval and classical forms and ornament. The sprawling manor houses of 19th-century English architect Richard Norman Shaw were well known to American architects of the period and served as an inspiration. In America, the Queen Anne originally was used for suburban houses and seaside resort cottages, but it quickly became a popular style for urban residences, both brick and wood-frame buildings. Queen Anne-style houses and other buildings in this style often include projecting bays, gabled rooflines, and a mixture of exterior building materials, including brick, stone, and metal. Several examples include 4748 N. Beacon St. (1898), 4754 N. Beacon St. (1895), 4517 N. Dover St. (1898), and 4647 N. Dover St. (1898).

Classical Revival
In the aftermath of the 1893 World's Columbian Exposition, the Classical Revival style became popular in Chicago. It was based on the architecture of sixteenth and seventeenth-century Italy and France, which was in turn based on the ancient architecture of classical Greece and Rome. This architecture is composed of Classical-style ornament, including columns, pediments, and other Classical-style ornament. The Classical Revival was especially important in the design of residential and commercial buildings between 1880 and 1930. Examples in the District include 4521-23 N. Dover St. (1904), 4606-08 N. Dover St. (1904), 4649-51 N. Dover St. (1905), and 1420-26 W. Leland Av. (1915).

Tudor Revival
Rising out of the Eclectic movement of the late 19th- century, the Tudor Revival style is loosely based on a variety of English building traditions ranging from simple folk houses to large-scale medieval manor houses. Most residential buildings in this style emphasize high-pitched gabled roofs, elaborate chimneys and ornamental half-timbering. Tudor Revival-style houses commonly feature stucco, masonry, or masonry-veneered walls. The District contains an ensemble of houses built in this relatively uncommon style within the context of Chicago. Several distinctive Tudor Revival houses designed by noted architect James Gamble Rogers were constructed in the District in 1901; these include 4540 N. Dover St., 4640 N. Dover St., 4644 N. Dover St., 4652 N. Dover St., 4714 N. Dover St., and 4741 N. Dover St. For these houses, Rogers





Architectural details from the District are representative of popular architectural styles from the period of significance. Clockwise from top left: a Clasical Revival-style cornice, a Queen Anne inspired turret, an Arts and Crafts influenced chimney with natural stone forms, an American Four-Square porch column, Prairie-style brick masonry details, and Tudor Revival-style false half-timbering.

utilized stucco and half-timbering, accented with heavy stone porches and chimneys and small paned windows with diamond-shaped muntins, to impart a medieval visual character.

Prairie
Considered one of the greatest achievements of 20th-century architecture, the Prairie style was developed by Chicago architects, led by internationally-famous Frank Lloyd Wright, as a modern architectural style. Developed largely between 1900 and World War I, the style is characterized by horizontal proportions, overhanging rooflines, and relatively plain wall surfaces sparely ornamented, if at all, by non-historic geometric ornament. The Dover Street District has one building of significant importance in connection to this style, the two-flat building at 4641 N. Dover St., built in 1903 and designed by noted Prairie-style architect E.E. Roberts. In addition, other buildings with designs influenced by the Prairie style include those at 4707 N. Dover St. (1908), 4633 N. Dover St. (1910), and 4619 N. Dover St. (1913).

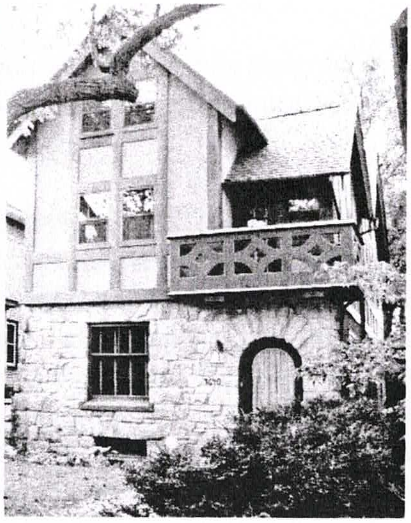
American Four-Squares
Evolving out of the Prairie style, American Four-Square houses were built in the early 1900s as a vernacular version of Prairie-style houses. They typically are square in overall form, two or two-and-a-half stories in height, built of either masonry or wood, and have a hip roof and (often) a full-width front porch. Several examples are found within the District, including 4542 N. Dover St. (1904), 4636 N. Dover St. (1904), and 4708 N. Dover St. (1910).

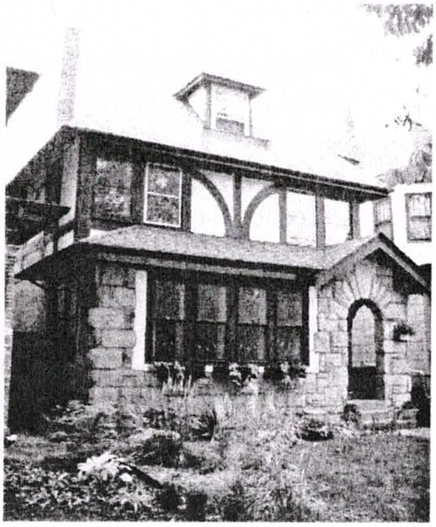
ARCHITECTS

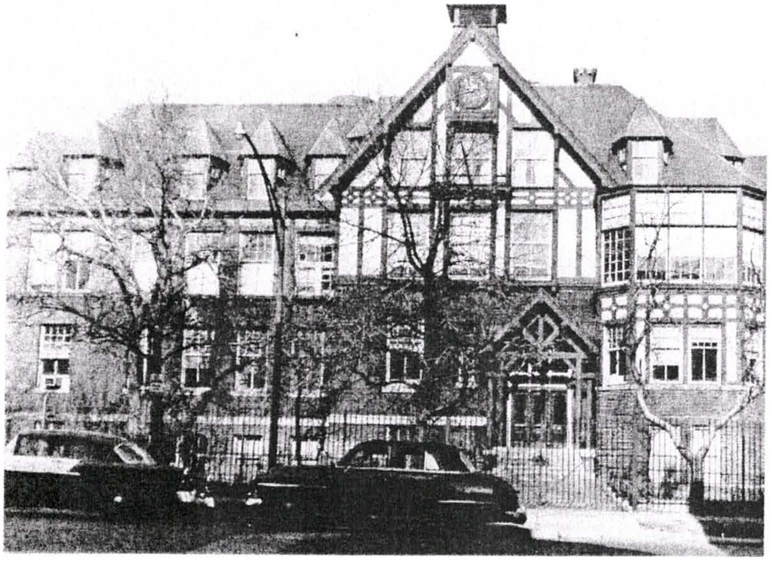
In general, the architects that designed the buildings in the Dover Street District are less well-known to everyday Chicagoans than are such architectural luminaries as Frank Lloyd Wright, Louis Sullivan, and Daniel H. Burnham, but together they form a group of Chicago architects that were well-respected in their day for providing well-constructed buildings, handsomely detailed in historic architectural styles, that appealed to fashion-conscious middle- and upper-middle-class Chicagoans. Although James Gamble Rogers and William Bryce Mundie are by far the most prominent architects represented by buildings in the District, other architects of interest and note designed buildings there as well.

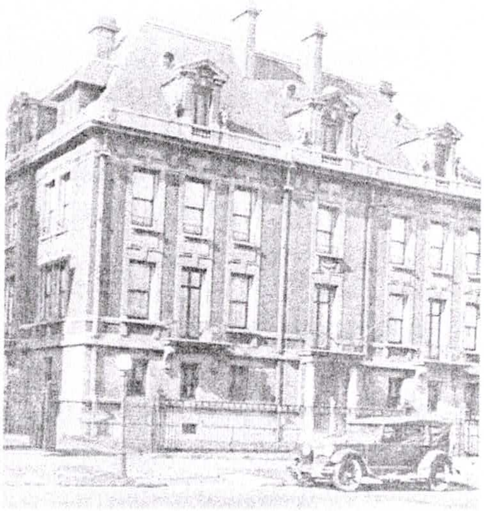
James Gamble Rogers (1867-1947) designed ten of the earliest buildings in the Dover Street District between 1900 and 1904, and these handsomely-detailed, free-standing houses helped to set the early visual tone of the District. In the biographical entry on Rogers found in the *Macmillan Encyclopedia of Architects* (which documents historically significant architects both in the United States and abroad), he is described as "one of the most adept and creative of a group of American architects designing in the eclectic style" as taught by the Ecole des Beaux-Arts in the early twentieth century.

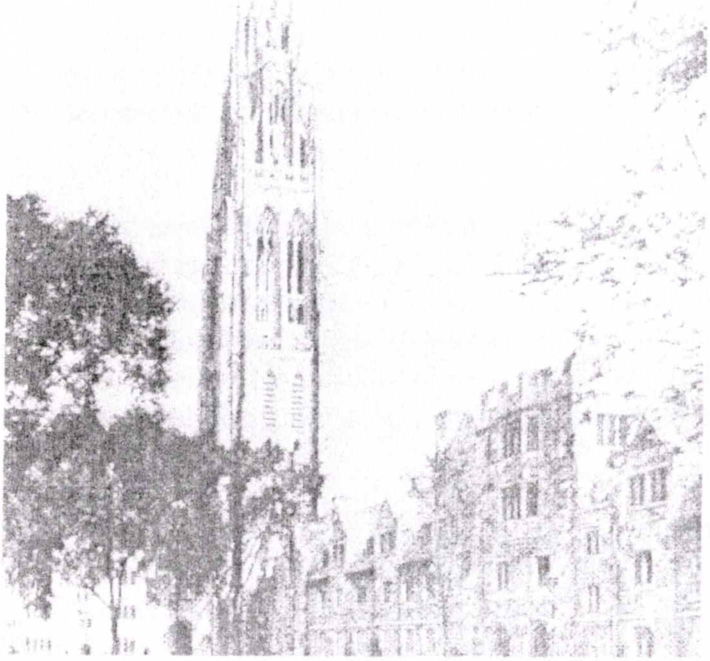
Born near Lexington, Kentucky, in 1867, Rogers came to Chicago as a child with his parents and grew up in the Buena Park neighborhood, southeast of the Dover Street District. After graduating from Yale University and an extended period of travel through Europe, Rogers went











Prominent architect James Gamble Rogers (top left) designed ten of the earliest buildings in the Dover Street District including (top center) 4640 N. Dover St. and (top left) 4530 N. Dover St. During his career Rogers designed many fine buildings in eclectic styles. Examples include: Francis Parker School (middle left, demolished), 1902; George S. Isham Mansion (middle right), 1899, which later gained notoriety as the Playboy Mansion; and Harkness Memorial Quadrangle at Yale University, New Haven, Connecticut (lower left) 1917-1921.

to work in the Chicago architectural office of William LeBaron Jenney and William Bryce Mundie (a neighbor from Buena Park) in 1889. Two years later, he moved to the office of Burnham & Root, which was expanding in the boom years of the early 1890s. Then, in 1892, he left Chicago to study at the Ecole des Beaux Arts in Paris, at the time the leading architectural school in the world. Rogers returned to Chicago in 1898 and opened an architectural practice with his brother John Arthur.

During the next seven years until Rogers moved his practice to New York in 1905, he designed a variety of buildings in Chicago and its suburbs, including residences, educational buildings, and a church, including ten houses on Dover Street. In 1900, Rogers designed a 2 ½-story wood-frame house at 4741 N. Dover St. for Bryan Lathrop (who platted the original Sheridan Road Subdivision); while a two-story wood-frame house at 4536 N. Dover St. was built in 1904 for foreman Adolph Rau. Rogers's most significant client, in terms of the Dover Street District, was developer Sam Brown, Jr., who commissioned a number of houses (eight of which remain standing) on the 4500-, 4600-, and 4700-blocks of N. Dover St. in 1901. Rogers's biographer, Aaron Betsky, notes in his monograph on the architect: "All but three of the houses were to cost under $5,000, and all were of the kind of plaster-and-timber Tudor style that Rogers had probably learned as the construction manager for a group of extremely similar houses designed in Buena Park by Jenney & Mundie." Betsky notes that the use of picturesque buildings materials, including stucco, half-timbering, large rough-hewn boulders, and shingles, gave these houses a visually romantic quality that appealed to turn-of-the-century home buyers.

Other buildings by Rogers during his early Chicago years were more lavish in scale. In 1899, Rogers began work on a large mansion for Dr. George Isham at 1340 N. State Pkwy. This restrained Classical Revival-style house, built of red brick with gray limestone trim, is one of the largest houses remaining in Chicago's Gold Coast neighborhood, and it achieved local notoriety during the 1960s and 70s when it was "the Playboy mansion," owned by *Playboy* magazine publisher Hugh Hefner. (The building has since been subdivided into condominiums.) Between 1901 and 1904, the University of Chicago constructed a complex of buildings for its School of Education that Rogers designed. Rogers took visual cues from the already well-established Gothic Revival style used previously by Henry Ives Cobb for university buildings, but the School of Education's buildings have a degree of symmetry that may reflect Rogers' Beaux-Arts training. Rogers also designed the Hyde Park Baptist Church (completed in 1906) as well as a building for the Francis Parker School (1902; demolished).

After moving to New York in 1905, James Gamble Rogers designed buildings throughout the United States. He especially is noteworthy for his collegiate buildings, designing many buildings for Yale University, including the Memorial Quadrangle and Harkness Tower, Sterling Memorial Library, Sterling Law Buildings, and the Hall of Graduate Studies (all between 1916 and 1930). Rogers also designed Butler Library at Columbia University (1932-34); Norton and Mullins Halls for the Southern Baptist Theological Seminary in Louisville, Kentucky (1925-26); and the Colgate-Rochester Theological Seminary in Rochester, New York (1930-32).

In the 1920s, Northwestern University became an important client for Rogers, who designed several buildings for the university. For the university's McKinlock Campus in the Streeterville neighborhood, Rogers designed Wieboldt Hall (1922-26), Levy Meyer Hall (1922-27), and Thorne Hall (1932), among others. On Northwestern's Evanston campus, the most significant building by Rogers is the Deering Library (1929-32), although he also designed Dyche Stadium and several campus residential buildings.

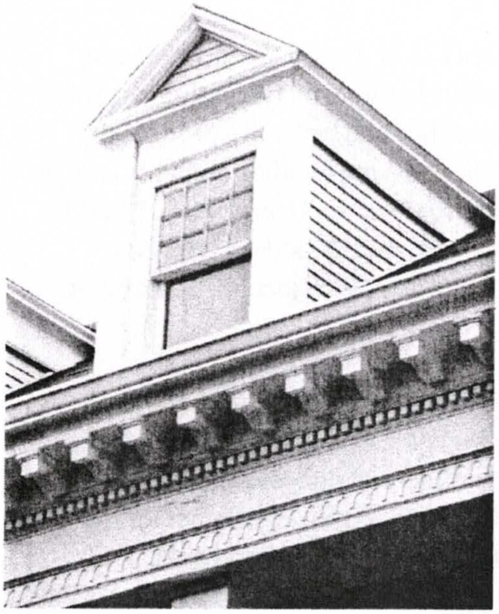
Although best known for these and other educational buildings, Rogers designed a variety of other buildings during his career. In the years following his move to New York, he designed several significant governmental buildings, including the Shelby County Courthouse in Memphis, Tennessee (1905-09); the New Orleans Central Post Office and Courthouse (1908-15); and the Central Post Office in New Haven, Connecticut (1912-16). His office buildings include headquarters for the Connecticut General Life Insurance Co. (1925-26) and Aetna Life Insurance Co. (1923-30), both in Hartford, Connecticut.

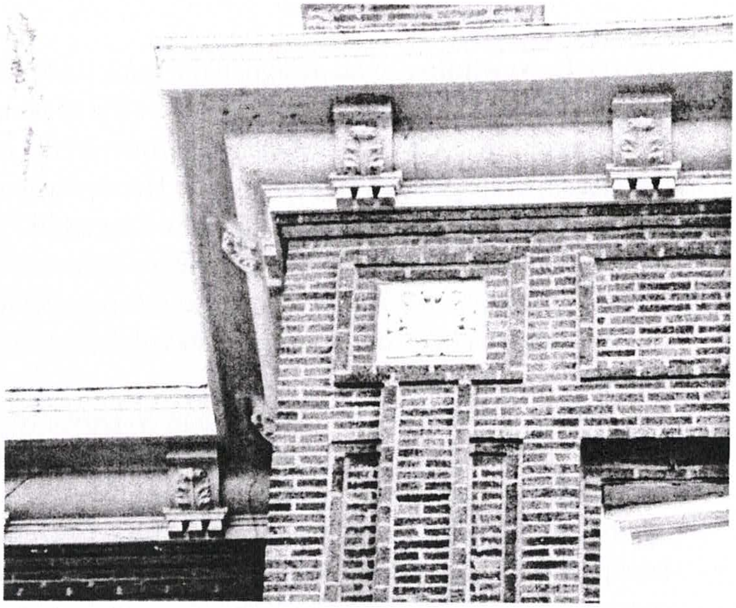
Other district architects

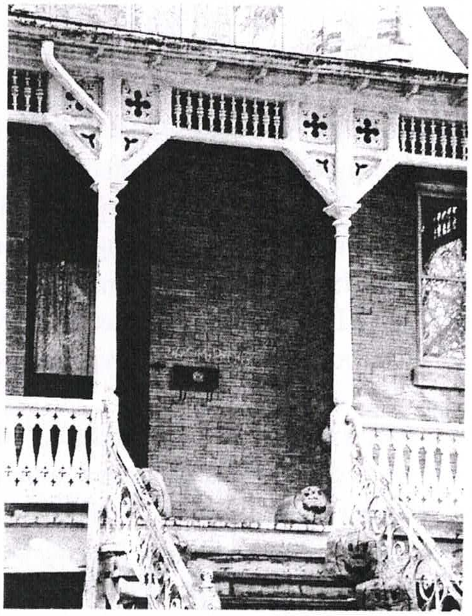
Jenney, Mundie & Jensen, the architectural firm that designed the two-story brick flats at 4629 N. Dover St. from 1914, is the successor firm to one of the most significant architects in Chicago history, William LeBaron Jenney. Jenney is widely considered the "father of the skyscraper" for his pioneering development of internal steel-frame construction, which made possible tall buildings with non-load-bearing exterior walls. After his death in 1907, the firm was continued by his partner **William Bryce Mundie**, who is noteworthy for his work for the Chicago Board of Education, including Wendell Phillips High School at 244 E. Pershing Rd. (1904; a designated Chicago Landmark).

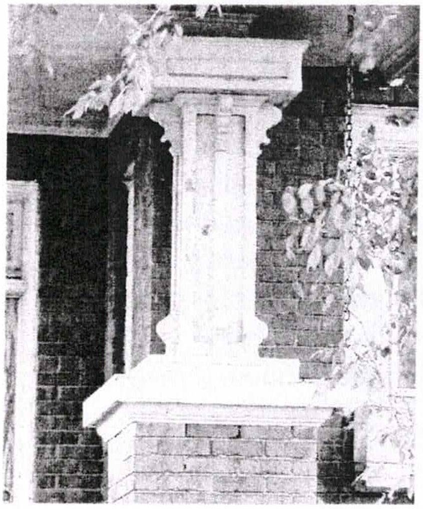
Pridmore & Stanhope, the architects for the brick six-flat at 4500-02 N. Dover St., had significant careers in Chicago both together and in separate practice in the late 19th and early 20th centuries. **J.E.O. Pridmore** was born in England and came to America in 1880. Soon settling in Chicago, he developed a reputation for beautifully crafted buildings designed in the variety of historic styles favored by Chicagoans during this period. A resident of the Edgewater neighborhood, Pridmore designed several significant buildings there, including the Church of the Atonement at 5749 N. Kenmore Ave., the Manor House Apartments at 1021-29 W. Bryn Mawr Ave., and the Beaconsfield-Hollywood Apartments at 1055-65 W. Hollywood Ave. Pridmore is perhaps best known for his design of the Bush Temple of Music (a designated Chicago Landmark), located on the northwest corner of Clark St. and Chicago Ave., which was built in 1901 to house the Bush-Gerts Piano Company as well as a recital hall and music practice studios.

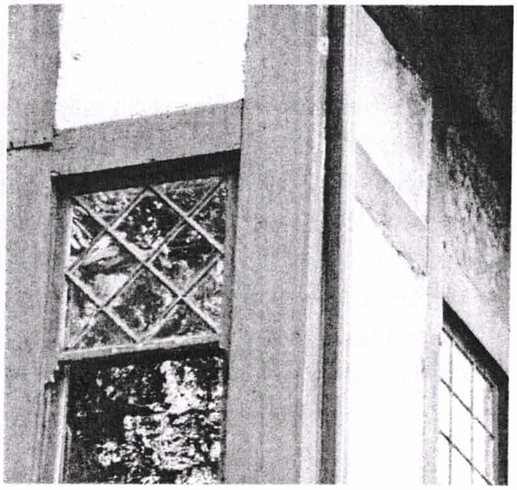
Leon E. Stanhope was born in downstate Illinois in 1873 and learned architecture as a draftsman in several architectural firms, including that of Burnham & Root in 1891-92, where he participated in the preparation of designs for the World's Columbian Exposition. Between 1895 and 1897, Stanhope was in partnership with Pridmore. After returning to solo practice, Stanhope designed a number of Christian Science church buildings, including the Eighth Church of Christ, Scientist at 4359 S. Michigan Ave. in 1910 (a designated Chicago Landmark), as well as the two-flat at 4618-20 N. Dover St. (1898) and four-flat at 1457-59 W. Leland Ave. (1901) in the Dover Street District.











Much of the historic wood and architectural metal detailing survives on buildings in the Dover Street District.

Henry L. Newhouse, who designed the brick three-flat at 4525 N. Dover St. in 1908, was born in Chicago in 1878 and graduated from the Massachusetts Institute of Technology in 1894. Upon his return to Chicago, he opened his own architectural office and became a prominent architect in Chicago's Jewish community. His most prominent surviving building arguably is the former K.A.M. Synagogue building (now Operation PUSH Headquarters) on 4945 S. Drexel Blvd. (1923-24), although he designed literally dozens of theaters, banks, and commercial buildings throughout the City. He also designed a number of small-scale residential buildings in the Washington Park Court Chicago Landmark District.

The two-story stucco-clad house at 4533 N. Dover St. was designed by **Hatzfeld & Knox**, who are noteworthy as significant architects in the Villa District on Chicago's Northwest Side, designing several of the district's distinctive Arts-and-Crafts-influenced bungalows and apartment buildings. One of the firm's partners, **Clarence Hatzfeld**, is also significant for his later park fieldhouses designed in the 1920s for several of the small neighborhood park commissions on Chicago's North and Northwest Sides. Perhaps the most visually unusual is the Indian Boundary Park Fieldhouse (1929; a designated Chicago Landmark) in the West Ridge community area, designed with Native American-inspired ornament.

John A. Nyden, the architect of 4637 N. Dover St., was born in 1878 in Sweden. He immigrated to America at the age of 17, and received architectural training with the office of New York architect George A. Fuller before coming to Chicago. He opened his own office in 1907 and designed, among other buildings, the Belmont-Sheffield Trust and Savings Bank Building at 1001 W. Belmont Ave. (1928-29) and the Victory Monument at 35th St. and S. King Dr. (1926; designated a Chicago Landmark as part of the Black Metropolis-Bronzeville District). Nyden also served as Architect of the State of Illinois, beginning in 1926.

Eben E. Roberts, the architect of the brick-and-stucco two-flat at 4641 N. Dover St. in 1903, was born in 1866 in Boston, where he received his early education. Between 1889 and 1893 Roberts worked for S. S. Beman, a Chicago architect best known for his design of the industrial town of Pullman. After leaving Beman's office, Roberts opened his own practice in the Chicago suburb of Oak Park, where he specialized for many years in residential work, much of it influenced by the Prairie School. In the 1910s, Roberts moved his office to Chicago, where the focus of his practice shifted to commercial work.

The two-story wood-frame house at 4647 N. Dover St. was designed in 1898 by **Arthur Heun**, who became a noteworthy architect of expansive houses for well-to-do Chicagoans in the early 20th century. Born in Saginaw, Michigan, in 1866, Heun worked as a young draftsman in the architectural office of Frank Whitehouse (who had designed the Chicago Landmark Nickerson Mansion with partner Edward Burling), and Heun took over Whitehouse's fashionable practice upon the latter's move from Chicago. Heun designed houses for several prominent Chicago families, including at least two on Astor Street in the Gold Coast neighborhood and the "Melody Farms" estate in Lake Forest for J. Ogden Armour (now part of Lake Forest Academy)..

Herman J. Gaul, the architect for the two-story brick house at 4742 N. Dover St. in 1920, is best known today for his many church and associated religious buildings built for the Archdiocese of Chicago. Born in Chicago in 1869, Gaul apprenticed briefly with noted architect Louis Sullivan in the 1890s before starting his own practice. His Archdiocesan work was predominantly for German-speaking parishes, and his best-known church building is arguably St. Benedict Church in the 2100-block of W. Irving Park Rd. (1917-18). Others include St. Matthias Church at 2336 W. Ainslie St. (1915-16) and St. Philomena Church at 4130 W. Cortland St. (1922-23).

Paul Gerhardt, Sr. designed the brick two-flat at 4737 N. Dover St. in 1911. Gerhardt was a native of Germany, where he received his professional training at the Royal Academy of Arts in Leipzig and at universities in Hanover and Berlin. He immigrated to the United States at the age of 25 and started his own architectural practice in Chicago in 1893. Gerhardt was Cook County architect from 1909 to 1912, during which time he designed the former Cook County Hospital building. Between 1930 and 1932, he was Board of Education architect; his best-known school building is the Lane Technical High School building at Western Ave. and Addison St.

The architectural firm of **Huehl & Schmid**, comprised of partners **Harris H. Huehl** and **Gustave Schmid**, designed the three-story brick apartment building at 1410-14 W. Wilson Ave. They are best known for their design of Chicago's Medinah Temple (an individually designated Chicago Landmark) and other fraternal club buildings throughout the country, including the Syria Mosque in Pittsburgh and the Scottish Rite Cathedral in Newcastle, Pennsylvania. They also designed houses in the Kenwood and Hutchinson Street Chicago Landmark Districts.

Raymond J. Gregori, the architect for the brick six-flat at 1410 W. Sunnyside Ave., is noteworthy for his visually eclectic designs, often giving a modernist "slant" to architectural motives from a variety of historic styles, including Romanesque, Gothic, and Tudor. His best-known Chicago building is arguably St. Pascal Roman Catholic Church at 6149 W. Irving Park Rd., built in 1930-31. He also designed apartment buildings in the Surf-Pine Grove District and Arlington-Deming District (both given preliminary landmark designation by the Commission on Chicago Landmarks).

Born in 1869, **Andrew Sandegren**, who designed the three-story brick flats at 4750 N. Dover St., is noteworthy as a specialist in the design of apartment buildings. He designed many throughout Chicago, with a significant grouping on S. Hyde Park Boulevard in the Hyde Park neighborhood. **Jacob F. and John P. Doerr**, who designed the brick six-flat at 4511-13 N. Dover St., were also prolific designers of apartment buildings, often for their brother, developer William Doerr, who was the developer of this building in the District. Historian Jean Block notes in her book, *Hyde Park Houses*: "The Doerr brothers built substantial, roomy apartments in a period when much that was done was cheap and shoddy." The Doerrs designed buildings in the Hyde Park-Kenwood National Register District as well as the Surf-Pine Grove Chicago Landmark District. **Niels Hallstrom** designed several buildings in the Dover Street District, including those at 4506 N. Dover, 4542 N. Dover, and 4649-51 N. Dover, as well as buildings in the pending Surf-Pine Grove and Arlington-Deming Chicago Landmark Districts.

Taken as a whole, the Dover Street District exemplifies the visual coherence and attractiveness of late 19th- and early 20th-century architectural design as applied to Chicago neighborhood buildings. Individual buildings are handsomely detailed with historic ornament and beautifully-crafted materials. They share common concepts regarding architectural scale, setbacks, and attitudes concerning use of traditional materials (brick, stone, wood, and metal) and historic architectural styles. The streetscape of the District exemplifies the ability of individual late 19th- and early 20th-century developers, architects, and builders to create a consistent and visually satisfying streetscape out of distinctively-designed individual buildings.

CRITERIA FOR DESIGNATION

According to the Municipal Code of Chicago (Sec. 2 120 620 and 630), the Commission on Chicago Landmarks has the authority to make a preliminary recommendation of landmark designation for a building, structure, or district if the Commission determines it meets two or more of the stated "criteria for landmark designation," as well as possesses a significant degree of its historic design integrity.

The following should be considered by the Commission on Chicago Landmarks in determining whether to recommend that the Dover Street District be designated as a Chicago Landmark.

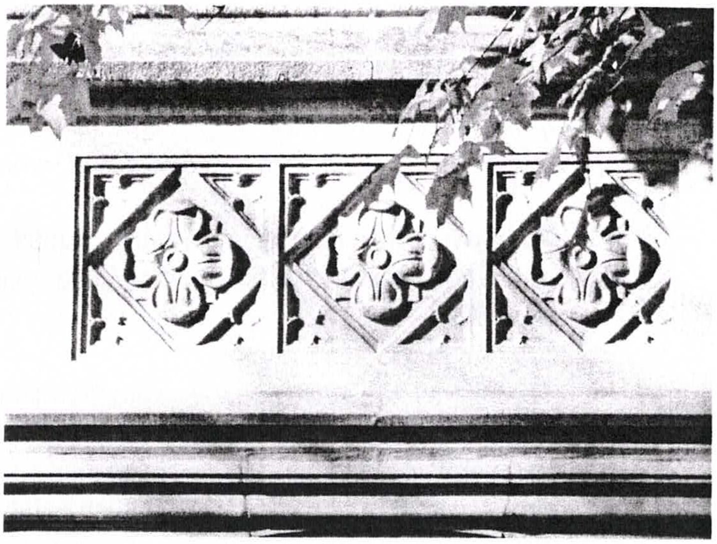
Criterion 1: Critical Part of the City's History

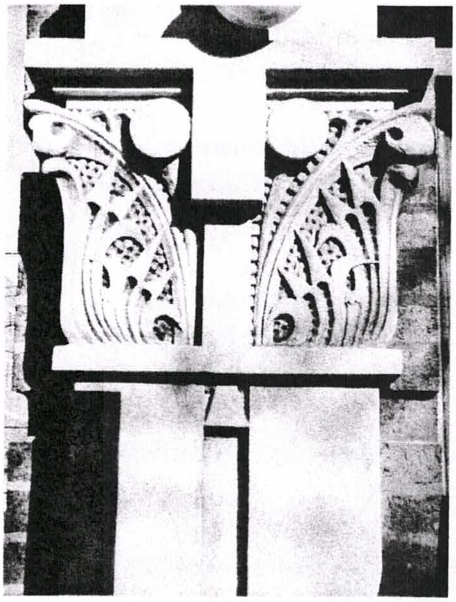
Its value as an example of the architectural, cultural, economic, historic, social or other aspect of the heritage of the City of Chicago, the State of Illinois or the United States.

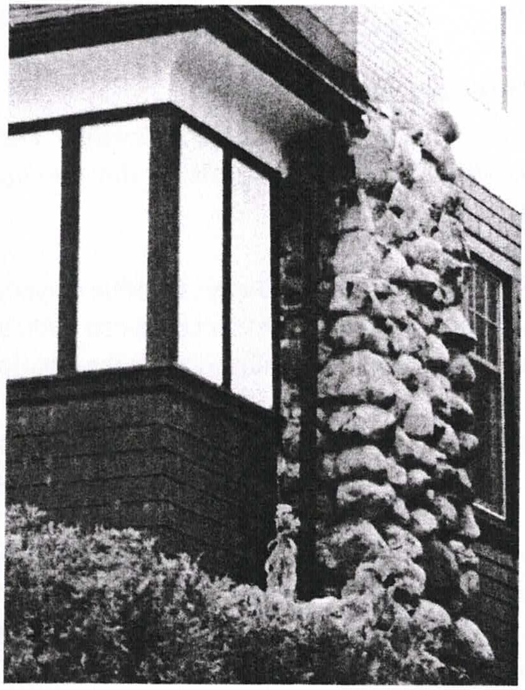
- The Dover Street District exemplifies the high-quality residential architecture constructed in Chicago's neighborhoods during the late 19th and early 20th centuries.

- The District is an example of a speculative, planned, suburban-style neighborhood, originally located in a semi-rural landscape distant from Chicago's industrial center, that represents themes of early suburban developments in America.

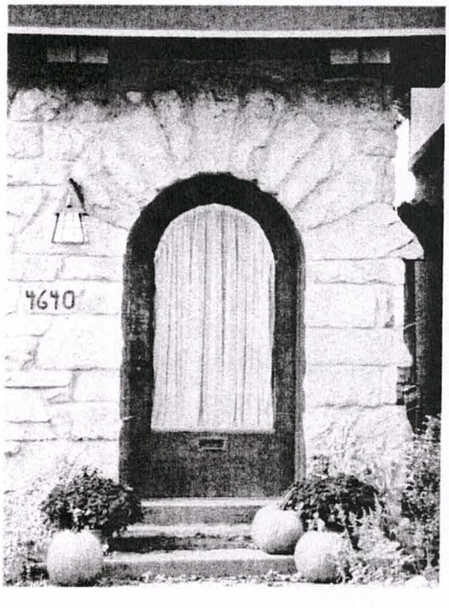
- The residential growth of the District reflects broader trends in Chicago's social history. Commuter railroads, followed by elevated rapid transit, opened up outlying neighborhoods for residential development. Mass transportation allowed city dwellers to move to new neighborhoods with more open space, while maintaining jobs downtown.

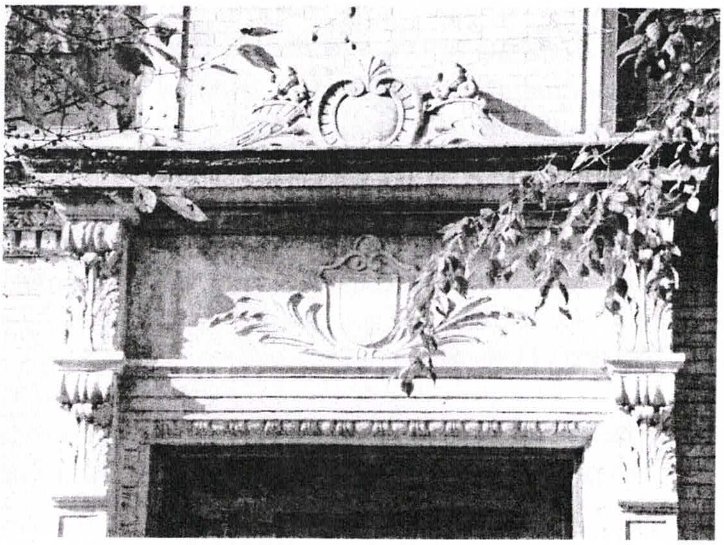






The stone masonry details in the District reflect highly-skilled craftsmanship. Stone is used in a variety of ways in the District, from naturally-formed granite fieldstone to precisely carved limestone.





Criterion 4: Important Architecture

Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials, or craftsmanship.

- The Dover Street District is a visually-distinctive, high quality and well-preserved group of single-family houses, flat buildings, and small apartment buildings built between 1893 and 1927.

- The District is distinctive for its examples of architectural styles of importance in the history of Chicago architecture, including Second Empire, Queen Anne, Classical Revival, Tudor Revival, Prairie, and American Four-Square, and its fine building detailing and craftsmanship seen in such building elements as porches, windows and doors, and for its high-quality use of traditional building materials such as brick, stone, and wood.

Criterion 5: Important Architect

Its identification as the work of an architect, designer, engineer, or builder whose individual work is significant in the history or development of the City of Chicago, the State of Illinois, or the United States.

- Nationally significant architect James Gamble Rogers designed ten of the earliest buildings in the Dover Street District between 1900 and 1904, and these handsomely-detailed, single-family houses helped to set the District's early visual character.

- Taken together, the ensemble of Rogers' houses in the District represent a significant and early ensemble of this important architect's body of work.

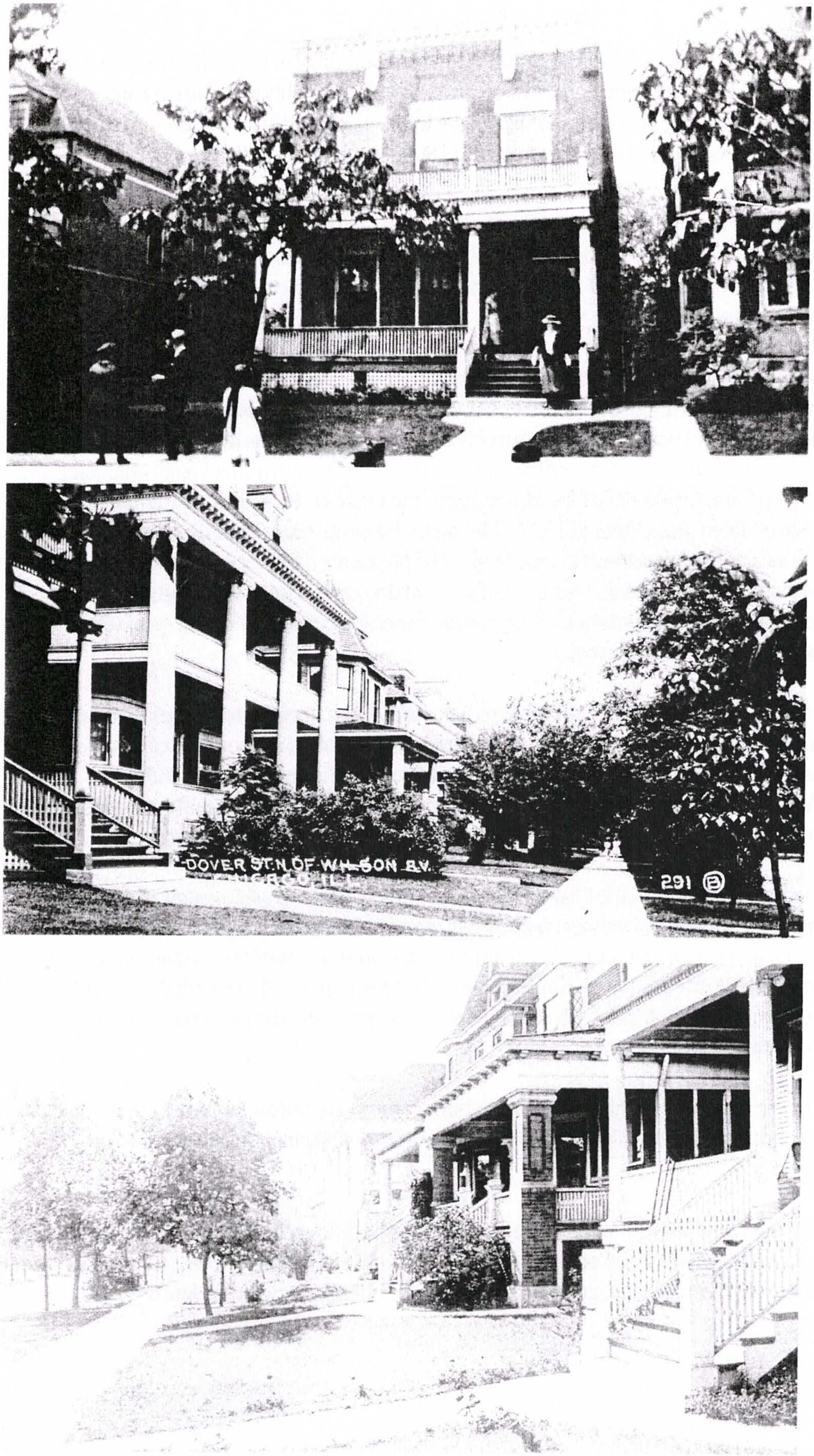
- In his Dover Street house designs, Rogers' placed his own stamp on the Tudor Revival style, especially in the half timbering with its unusually wide boards and simplified geometry. His use of natural formed boulders is also an unusual device in the context of Chicago architecture,

Criterion 6: Distinctive Theme as a District

Its representation of an architectural, cultural, economic, historic, social, or other theme expressed through distinctive areas, districts, places, buildings, structures, works of art, or other objects that may or may not be contiguous.

- The visual character and open quality of the District are the result of a speculative, planned development based on suburban ideals of the late-nineteenth century. The deep building setbacks and large lot sizes in the Dover Street District are unusual in the context of Chicago.

- The natural elevation of the land and the closed vistas on Dover Street distinguish the District from surrounding blocks, creating a distinct sense of place in the District.


DOVER ST. N. OF WILSON AV.
CHICAGO, ILL.
291 B

Historic photographs reveal that the District retains much of its physical integrity. The top image is an historic photograph of 4616 N. Dover from the turn of the century. The two lower images are circa 1905 postcards of the west side of Dover. All of the buildings in these photographs survive, with few exterior alterations.

- The single family houses and later flat and apartment buildings in the district exhibit a consistently high quality of design and materials. Building heights and massing are relatively uniform. Together the buildings in the District exemplify the continuum of residential development in Chicago from the 1890s to the mid-1920s.

Integrity Criterion

The integrity of the proposed landmark must be preserved in light of its location, design, setting, materials, workmanship and ability to express its historic community, architectural or aesthetic interest or value.

While intact residential buildings from the 1880s through the 1920s are found throughout Chicago, streetscapes that combine the historic character, visual presence, and overall integrity that the Dover Street District possesses are relatively rare, especially in North Side lakefront neighborhoods where twentieth-century redevelopment has altered the original visual character of many areas. More than 92 percent of the structures in the District were built within the relatively short period from circa 1893 to 1927. The district demonstrates excellent integrity in both its overall streetscapes and individual buildings. The physical character of these buildings in terms of scale, setback from the street, entries, and general door and window configuration have remained consistent and work together to provide the onlooker with a strong sense of the overall character of the historic streetscapes.

Most buildings retain many of the physical characteristics that define their historic significance. These include historic wall materials, including brick and stone, as well as fine architectural details such as masonry details, porches, and gracious entries. Additionally, they continue to serve the same function a century or so after their construction with little discernable changes in style. Most importantly, the overall sense of place remains strong throughout the district.

Typical changes to buildings within the District include relatively minor changes such as the installation of non-historic artificial siding over original wood siding and the replacement of window sash, doors, and porch elements. Some original double-hung window sashes have been replaced with later double-hung or single-pane sash. Original wooden porch decks and stairs have been occasionally replaced with concrete, while some original cast-iron railings have been replaced with later wrought iron.

A small number of the buildings in the District were built in the years following World War II and do not share the architectural styles, detailing, and craftsmanship that characterize the historic buildings in the District.

Despite this small number of alterations and non-contributing buildings, the Dover Street District retains the ability to express its historic community, architectural, and aesthetic value through its individual buildings, uniform setback, gracious lots, and the coherent way they relate to each other.

SIGNIFICANT HISTORICAL AND ARCHITECTURAL FEATURES

Whenever a building is under consideration for landmark designation, the Commission on Chicago Landmarks is required to identify the "significant historical and architectural features" of the property. This is done to enable the owners and the public to understand which elements are considered most important to preserve the historical and architectural character of the proposed landmark.

Based on its preliminary evaluation of the Dover Street District, the Commission staff recommends that the significant features be identified as:

- all exterior building elevations, including rooflines, visible from public rights-of-way.

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ADDRESS RANGES

The Dover Street District is comprised of buildings within the following address ranges:

4740-4754 N. Beacon St. (evens)
4500-4556 N. Dover St. (evens)
4501-4553 N. Dover St. (odds)
4600-4658 N. Dover St. (evens)
4601-4657 N. Dover St. (odds)
4700-4756 N. Dover St. (evens)
4701-4757 N. Dover St. (odds)
1401-1461 W. Lawrence Av. (odds)
1419-1437 W. Leland Av. (odds)
1418-1436 W. Leland Av. (evens)
1447-1459 W. Leland Av. (odds)
1446-1460 W. Leland Av. (evens)
1354-1364 W. Sunnyside Av. (evens)
1400-1414 W. Sunnyside Av. (evens)
1356-1374 W. Wilson Av. (evens)
1401-1415 W. Wilson Av. (odds)
1400-1416 W. Wilson Av. (evens)

BUILDING CATALOG

The categorization of whether a property is contributing or non-contributing to the Dover Street District represents a preliminary analysis by the Landmarks Division staff only and is provided as guidance for property owners and the public to anticipate how these properties would be treated under the Chicago Landmarks Ordinance. Individual property owners have the right to petition the Commission on Chicago Landmarks on whether a building is contributing or non-contributing to the district on a case-by-case basis as part of the permit review process, and the Commission reserves the right to make a final determination in accordance with the procedures established by the Ordinance and the Commission's adopted Rules and Regulations.

Building Address	Description	Original Owner	Date of Construction	Architect/ (Builder)	Contributing/ Non-Contributing (Preliminary)
4742 N. Beacon St.	2 1/2-story Queen Anne brick house	Oscar Kuehne	1897	Fred W. Thomsen/ (F. Thomsen)	Contributing
4748 N. Beacon St.	2 1/2-story Queen Anne frame house	A.G. Synnberg	1898	Russell Powell	Contributing
4752 N. Beacon St.	2 1/2-story Second Empire frame house	J.R. Stack	1896	(S.E. Okerlund)	Contributing
4754 N. Beacon St.	2-story Queen Anne frame house	Sam Brown, Jr.	1895		Contributing
4500-02 N. Dover St.	Classical Revival brick six-flat		1897	John E. Pridmore & Leon E. Stanhope	Contributing
4501-03 N. Dover St./ 1356-58 W. Sunnyside Av.	4-story Arts & Crafts brick apartment	Taylor	1913	Joseph Zidek	Contributing
4506 N. Dover St.	2-story brick American Four-Square house	J. Paulus	1904	Niels Hallstrom	Contributing
4507-09 N. Dover St.	Arts & Crafts brick six-flat	A. McEwan	1910	A. McEwan	Contributing
4511-13 N. Dover St.	Arts & Crafts brick six-flat	L.H. Coleman	1908	John P. & Jacob F. Doerr	Contributing
4512-14 N. Dover St.	Arts & Crafts brick four-flat	F.M. Oliver	1910	John H. Murphy & Frederick O. Cloyes	Contributing
4516 N. Dover St.	2-story Queen Anne frame house	Huberty & Lohenrich	1908	Bennett	Contributing
4517 N. Dover St.	3-story Romanesque stone-fronted flats	W.G. Mason	1898	(W.G. Mason)	Contributing
4520 N. Dover St.	2 1/2-story Queen Anne frame house	Sam Brown, Jr., & Son (Graceland Cemetery Corporation)	1901	James Gamble Rogers	Contributing

Building Address	Description	Original Owner	Date of Construction	Architect/ (Builder)	Contributing/ Non-Contributing (Preliminary)
4521-23 N. Dover St.	Classical Revival stone-fronted six-flat	W.C. Pickle	1904	J. Wray	Contributing
4522 N. Dover St.	2-story brick American Four-Square house	J.H. Carmody	1907	Bartholomew J. Hotton	Contributing
4525 N. Dover St.	3-story Classical Revival brick flats	H.L. Ferris	1908	Henry L. Newhouse	Contributing
4526 N. Dover St.	2-story Arts & Crafts brick house	Sam Brown, Jr., & Son (Graceland Cemetery Corporation)	1901	James Gamble Rogers	Contributing
4530 N. Dover St.	2-story Arts & Crafts frame house	T. Asselyn	1904	(Charles Labrisky)	Contributing
4531 N. Dover St.	2-story frame American Four-Square house	J. Ferris	1907	(S.E. Okerlund)	Contributing
4533 N. Dover St.	2-story Arts & Crafts stucco-fronted house	Mary V. Martin	1910	Clarence Hatzfeld & Arthur Knox	Contributing
4534 N. Dover St.	2-story frame American Four-Square house	Sam Brown, Jr., & Son (Graceland Cemetery Corporation)	1901	James Gamble Rogers	Contributing
4536 N. Dover St.	2-story frame American Four-Square house	A. Rau	1904	James Gamble Rogers	Contributing
4537 N. Dover St.	3-story brick apartment		ca. 1960s		Non-contributing
4540 N. Dover St.	2-story Tudor Revival stone & stucco-fronted house	Sam Brown, Jr., & Son (Graceland Cemetery Corporation)	1901	James Gamble Rogers	Contributing
4542 N. Dover St.	2-story frame American Four-Square house	M. Satchell	1904	Niels Hallstrom	Contributing
4543 N. Dover St.	3-story brick apartment		ca. 1960s		Non-contributing
4547 N. Dover St.	3-story brick apartment		ca. 1960s		Non-contributing
4548 N. Dover St.	2-story Classical Revival brick flats	C.D. Street	1905	(S.E. Okerlund)	Contributing

Building Address	Description	Original Owner	Date of Construction	Architect/ (Builder)	Contributing/ Non-Contributing (Preliminary)
4552 N. Dover St.	2 1/2-story Queen Anne frame house	Lundgren	1893	Louis H. Marston & Robert B. Hotchkin	Contributing
4553 N. Dover St.	vacant lot				Non-contributing
4556-58 N. Dover St./ 1403-09 W. Wilson Av.	3-story Arts & Crafts brick apartment	Graves & Rosen	1916	William G. Barfield	Contributing
4600-04 N. Dover St.	Classical Revival brick six-flat	J.T. Gardner	1905	Douglas S. Pentecost	Contributing
4601-17 N. Dover St./ 1360-68 W. Wilson Av.	3-story Arts & Crafts brick courtyard apartment	Dr. Sherman Taylor	1914	A. Forster/ (John E. Mohlin)	Contributing
4606-08 N. Dover St.	Classical Revival brick six-flat	S. Holst	1904	Hugo J. Liedberg	Contributing
4610-12 N. Dover St.	3-story brick apartment		ca. 1960s		Non-contributing
4616 N. Dover St.	2-story Classical Revival brick flats	Mrs. Elise C. J. Lundt	1896	(E. Bushnell)	Contributing
4618-20 N. Dover St.	2 1/2-story Classical Revival frame flats	G.C. Marsh	1898	Leon E. Stanhope	Contributing
4619 N. Dover St.	2-story Arts & Crafts brick flats	E. Freiberg	1913	Eric E. Hall & Carl W. Westerlund/ (Lundquist & Illsley)	Contributing
4625 N. Dover St.	2-story Arts & Crafts brick flats	Mrs. B. Foley	1912	James Burns	Contributing
4626 N. Dover St.	2-story Queen Anne frame house	C. Walker	1905	Paul Hansen	Contributing
4629 N. Dover St.	2-story Gothic Revival brick flats	State Bank of Chicago	1913	William Le Baron Jenney, William B. Mundie & Elmer C. Jensen/ (Lundquist & Illsley)	Contributing
4630 N. Dover St.	2-story frame American Four-Square house	C.J. Cramer	1904	(A. Peterson)	Contributing
4633 N. Dover St.	2 1/2-story Arts & Crafts brick flats	K.O. Bryn	1910	John Hulla	Contributing

Building Address	**Description**	**Original Owner**	**Date of Construction**	**Architect/ (Builder)**	**Contributing/ Non-Contributing (Preliminary)**
4634 N. Dover St.	2 1/2-story frame American Four-Square house	F.J. Satchell	1903	(A. Ostrand)	Contributing
4636 N. Dover St.	2-story frame American Four-Square house	Sophia Alles	1904	Niels Hallstrom/ (A. Ostrand)	Contributing
4637 N. Dover St.	2-story Arts & Crafts brick flats	E. Osterholm	1911	John A. Nyden (A.W. Anderson)	Contributing
4640 N. Dover St.	2 1/2-story Tudor Revival stone & stucco-fronted house	Sam Brown, Jr., & Son	1901	James Gamble Rogers	Contributing
4641 N. Dover St.	2-story Prairie-style brick & stucco-fronted flats	R.A. Sanborn	1903	Eben E. Roberts / (Carlson Const. Co.)	Contributing
4644 N. Dover St.	2 1/2-story Tudor Revival stucco-fronted house	Sam. Brown, Jr., & Son	1901	James Gamble Rogers/ (N.L. Hoffman)	Contributing
4646 N. Dover St.	2 1/2-story Arts & Crafts stucco-fronted house	N. Erickson	1905	Niels Hallstrom	Contributing
4647 N. Dover St.	2-story Queen Anne frame house	Sam Brown, Jr.	1898	Arthur Heun	Contributing
4649-51 N. Dover St./ 1427-33 W. Leland Av.	3-story Classical Revival brick apartment	Niels Erickson	1905	Niels Hallstrom/ (Siebold)	Contributing
4652 N. Dover St.	2 1/2-story Arts & Crafts brick house	Sam Brown, Jr., & Son	1901	James Gamble Rogers	Contributing
4656-58 N. Dover St.	Classical Revival brick six-flat	T.D. McMicken	1905	Robertson	Contributing
4700 N. Dover St.	3-story Gothic Revival brick flats	Albert Engel	1924	Wilhelm Bernhard	Contributing
4707 N. Dover St.	2-story Prairie-style brick flats	P. Sjoholm	1908	Eben E. Roberts / (E.P. Nelson)	Contributing
4708 N. Dover St.	2-story brick American Four-Square house	R.J. Hettinger	1910	Robert J. Hettinger	Contributing
4711-13 N. Dover St.	Classical Revival brick six-flat	T. Nelson	1906	Niels Buck	Contributing

Building Address	Description	Original Owner	Date of Construction	Architect/ (Builder)	Contributing/ Non-Contributing (Preliminary)
4714 N. Dover St.	2 1/2-story Tudor Revival stone & stucco-fronted house	Sam Brown, Jr., & Son	1901	James Gamble Rogers	Contributing
4715-19 N. Dover St.	2-story Arts & Crafts brick flats	G.W. Walker	1912	Arthur G. Morey	Contributing
4716 N. Dover St.	2-story Classical Revival brick flats	B.M. Allen	1908	William A. Bennett/ (B. M. Allen)	Contributing
4720 N. Dover St.	2-story Classical Revival brick flats	S.L. Walker	1908	(S.L. Walker)	Contributing
4722 N. Dover St.	2-story Classical Revival brick flats	S.L. Walker	1908	(S.L. Walker)	Contributing
4723 N. Dover St.	2-story Queen Anne brick & frame house	Sam Brown, Jr.	1898	(S.E. Okerlund)	Contributing
4725 N. Dover St.	2-story Classical Revival brick flats	J.W. Bossetter	1910	John Hulla	Contributing
4726 N. Dover St.	3-story stone-fronted house		2005		Non-contributing
4729 N. Dover St.	2-story Classical Revival brick flats	J.W. Bossetter	1910	John Hulla	Contributing
4730 N. Dover St.	vacant lot				Non-contributing
4731 N. Dover St.	2-story Arts & Crafts brick flats	J.W. Bossetter	1910	John Hulla	Contributing
4734 N. Dover St.	2-story Arts & Crafts brick flats	J.W. Woods	1910	Perley Hale	Contributing
4735 N. Dover St.	3-story Classical Revival brick flats	C.B. Temple	1915	Frederick V. Prather	Contributing
4736 N. Dover St.	2-story Classical Revival brick flats	J.A. Linkovist	1911	Perley Hale	Contributing
4737 N. Dover St.	2-story Arts & Crafts brick flats	G.H. Poetsch	1911	Paul Gerhardt	Contributing
4738 N. Dover St.	2-story Classical Revival brick flats	J.E. Linkovist	1912	Perley Hale/ (J.E. Linkovist)	Contributing
4741 N. Dover St.	2 1/2-story Tudor Revival frame house	Bryan Lathrop	1900	James Gamble Rogers / (Charles Foss)	Contributing

Building Address	**Description**	**Original Owner**	**Date of Construction**	**Architect/ (Builder)**	**Contributing/ Non-Contributing (Preliminary)**
4742 N. Dover St.	2-story Arts & Crafts brick house	Michael Gebhardt	1920	Herman J. Gaul / (John Gebhardt & Son)	Contributing
4745 N. Dover St.	3-story brick flats		new construction		Non-contributing
4746-48 N. Dover St.	Classical Revival brick four-flat	M. Saugarone	1913	William A. Bennett	Contributing
4749 N. Dover St.	2-story Arts & Crafts brick flats	N.K. Simkins	1913	Niels Buck/ (Carlson & Molander)	Contributing
4750 N. Dover St.	3-story Arts & Crafts brick flats	A.M. Johnson	1915	Andrew Sandegren/ (A. Lundstrom)	Contributing
4753 N. Dover St.	vacant lot				Non-contributing
4754-56 N. Dover St./ 1453-59 W. Lawrence Av.	3-story Classical Revival brick apartment	Martha M. Benson	1916	Louis H. Marston/ (J.H. Preussner)	Contributing
1421-33 W. Lawrence Av.	Church		1967		Non-contributing
1420-26 W. Leland Av.	4-story Classical Revival brick apartment	R. Matteson	1915	P. Olson/ (A. Lundstrom)	Contributing
1430 W. Leland Av.	2-story Queen Anne frame house	M. O'Shaughnessy	1898		Contributing
1456-58 W. Leland Av.	3-story Arts & Crafts brick apartment	Engel	1913	Julius H. Huber	Contributing
1457-59 W. Leland Av.	Classical Revival brick four-flat	F.S. Marsh	1901	Leon E. Stanhope	Contributing
1410 W. Sunnyside Av.	Arts & Crafts brick six-flat	Edith M. Kigan	1927	Raymond Gregori	Contributing
1410-14 W. Wilson Av.	3-story Classical Revival brick apartment	H. J. Peet	1904	Harris W. Huehl & Richard G. Schmid/ (H.N. Moreland)	Contributing

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Gilbert, Paul and Charles Lee Bryson. *Chicago and Its Makers*: p. 6 (top left)
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